

85-170-SPH

Christian B. Ande<sup>son</sup>, et ux 85-170-5PH  
SE/S Meredith Rd.; 2500' E of West  
Liberty Rd. 7th

85-170-214

(over)

**ADMINISTRATIVE ASSISTANT**

January 25, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

RE: Petition for Special Hearing  
SE/S of Meredith Rd., 2,500' E of W  
Liberty Rd. - 7th Election District  
Christian B. Anderson, et ux - Petitioners  
No. 85-170-SPH (Item No. 116)

I have this date passed my Order in the above captioned matter in accordance with the attached.

JMHJ/mc

Attachments:

cc: People's Counsel

⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮

Peter Max Zimmerman  
Peter Max Zimmerman

RE: PETITION FOR SPECIAL HEARING	:	BEFORE THE
SEV/ of Meredith Rd., 2,600' E of	:	
W Liberty Road - 7th Election	:	DEPUTY ZONING COMMISSIONER
District	:	
Christian E. Anderson, et ux -	:	OF
Petitioners	:	
No. 85-179-SFH (Item No. 116)	:	BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioners herein seek approval to resubdivide and realign Lot 1 of "Meredith's Range" and two other parcels contiguous thereto, containing 14.63 acres so as to create three building lots as shown on the site plan prepared by Development Design Group, marked Petitioner's Exhibit 1.
2. At the onset of the hearing, counsel for the petitioners moved to amend the petition to read 17.63 acres, in accordance with the legal description filed with the petition. This motion was granted.
3. The former owners of the entire site, Emil F. and Elizabeth C. Kfoury, conveyed three parcels to the petitioners:
  - a. Lot 1, revised plat of Meredith's Range, Flat Rock 40;
  - b. Lot 130, a legal lot of record. Both Mr. and Mrs. Kfoury and the petitioners have had the right to subdivide this lot into two lots.
  - c. Two parcels, Liber 6133, Folio 213 and Liber 6133, Folio 221 were deeded without approval of the Baltimore County Office of Planning and Zoning and were the result of an illegal subdivision, although Mr. Kfoury had the right to convey a single parcel.
4. Both Mr. Kfoury and the petitioners have had the right to subdivide the recorded lot, i.e., Lot 1, into two lots; however, neither had or has the right to subdivide the remaining acreage so that there would be more than one lot. The total 17.63 acres could and can be used for so many lots as the petitioners desire with Baltimore County zoning and subdivision requirements. Further testimony on behalf of the petitioners indicated that the topography of the site would cause practical difficulty if the petitioners attempted to divide Lot 1, revised plat of Meredith's Range, into

After review of all testimony and evidence, in the opinion of the Deputy Zoning Commissioner, to approve the request would indeed be in the spirit and intent of the Baltimore County Zoning Regulations, and the general welfare of the community

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25<sup>th</sup> day of January, 1985, that the reabdivision and realignment of Lot 1 of "Mereditth's Range" and two other parcels contiguous thereto, containing 17.63 acres, so as to create three building lots, in accordance with Petitioner's Exhibit 1, should be approved and, as such, the Petition for Special Hearing is GRANTED, from and after the date of this Order.

*John M. H. King*  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE 12/1/81

11/11/11

Office of Curriculum (Curriculum)  
ADMINISTRATIVE ASSISTANT

PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21204  
494-2188

PHYLLIS COLE FRIEDMAN  
*People's Counsel*

**PETER MAX ZIMMERMAN**  
*Deputy People's Counsel*

March 21, 1986

The Honorable  
William T. Hackett, Chairman  
County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21201

RE: Christian B. Anderson, et ux,  
Petitioner - Zoning Case No.  
85-17J-SPH

Dear Chairman Hackett:

We have reviewed the attached Order and it accurately reflects the understandings of the parties and is acceptable to us.

Very truly yours,

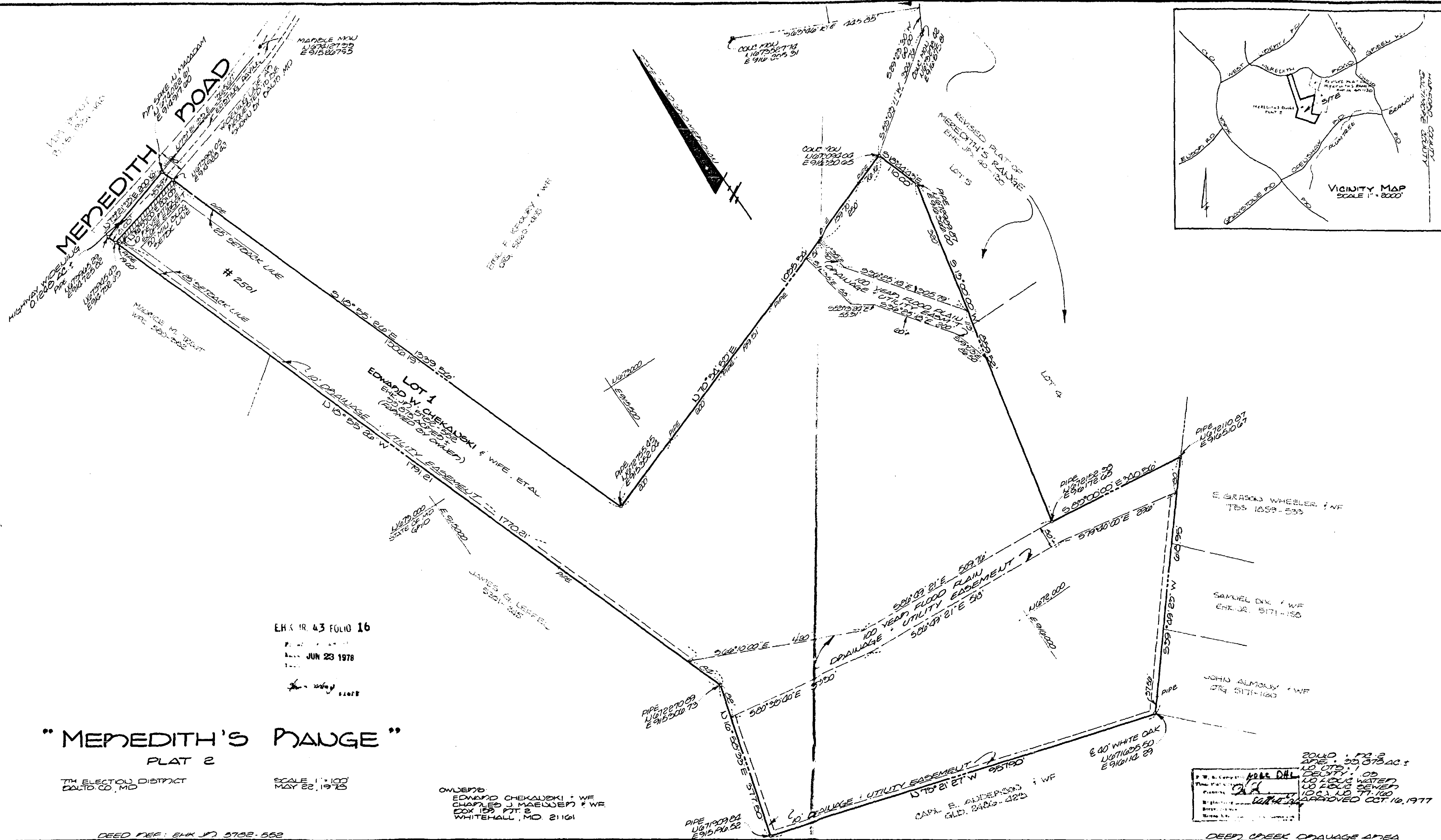
Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Enclosure

cc: Lewis L. Fleury, Esq.  
S. Eric DiNenna, Esq.

PCF:sh

RECEIVED  
COUNTY BOARD OF A.P. ELL  
1969 MAR 21 P 12:22



"MEREDITH'S RANGE"  
PLAT 2

TIM ELECTION DISTRICT  
BALTO CO, MD

EXHIBIT 43 FOLIO 16

JUN 23 1978

SCALE 1" = 100'  
MAY 22, 1978

OWNER:  
EDWARD CHEKAUSKI & WIFE  
CHARLES J. MAEDUPP & WIFE  
DOX 100 PPT. 2  
WHITEHALL, MD. 21161

2000.00 PG. 2  
APR. 23, 1978  
DEED BOOK 5708-552  
PAGE 10  
APPROVED OCT. 10, 1977

HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY  
APPROVED FOR STREET ALIGNMENT LOCATION

4/24/78  
APPROVED FOR BALTO CO HEALTH DEPARTMENT

4/24/78  
APPROVED FOR BALTO CO PLANNING BOARD

APPROVED FOR BALTO CO PLANNING BOARD

APPROVED FOR BALTO CO PLANNING BOARD

APPROVED FOR BALTO CO PLANNING BOARD

NOTES:  
FOR STREETS AND ROADS SHOW MEREDITH'S RANGE  
MENTIONED THEREOF IN DEEDS ARE FOR PURPOSES  
OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED  
TO BE DEDICATED TO PUBLIC USE. THE MEREDITH'S RANGE  
TITLE TO THIS CREEK THEREOF IS EXPRESSLY RESERVED  
IN THE GRANTOR'S DEED TO WHICH THIS PLAT IS  
ATTACHED THEIR HEIR'S AND ASSIGNS.

HIGHWAY AND HIGHWAY WIDENING, DRAINAGE  
AND UTILITY EASEMENTS SHOW MEREDITH'S RANGE  
UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR CE-  
LIGATION TO BALTO CO. AND THE DEVELOPER, HIS PERSONAL  
HEIR'S, HEIR'S AND ASSIGNS, SHALL CONVEY SAID EASEMENTS  
BY DEED TO BALTO CO, MD. AT NO COST.

THE COORDINATED SHOW MEREDITH'S RANGE ARE BASED ON THE  
STATE OF MARYLAND GRID SYSTEM.

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION  
59 TO 62, ARTICLE 17 OF THE ANNOTATED  
CODE OF MARYLAND (1957  
EDITION) (TITLE: CLERKS OF THE COURT  
600 TITLE: CLERKS OF THE COURT  
COPIES) AS FAR AS THEY RELATE  
TO THE MAKING OF PLATS AND THE  
SETTLING OF MAPS HAVE BEEN  
COMPLIED WITH.

Charles J. Maedupp Jr. 5/25/78  
OWNER

SURVEYOR'S CERTIFICATE:

I, JOHN FRANCIS ETZEL, A REGISTERED  
PROFESSIONAL LAND SURVEYOR OF  
THE STATE OF MARYLAND DO HEREBY  
CERTIFY THAT THE LAND SHOWN HEREON  
HAS BEEN Laid Out AND THE PLAT  
THEREOF PREPARED IN ACCORDANCE  
WITH THE PROVISIONS OF THE LAW RE-  
LATING TO THE SUBDIVISION OF LAND  
KNOWN AS HOUSE BILL NO. 453 CH. 106  
OF THE ACTS OF 1945 AND SUBSEQUENT  
ACTS AMENDATORY THEREOF.

John F. Etzel May 25, 1978  
REGISTERED LAND SURVEYOR #2802

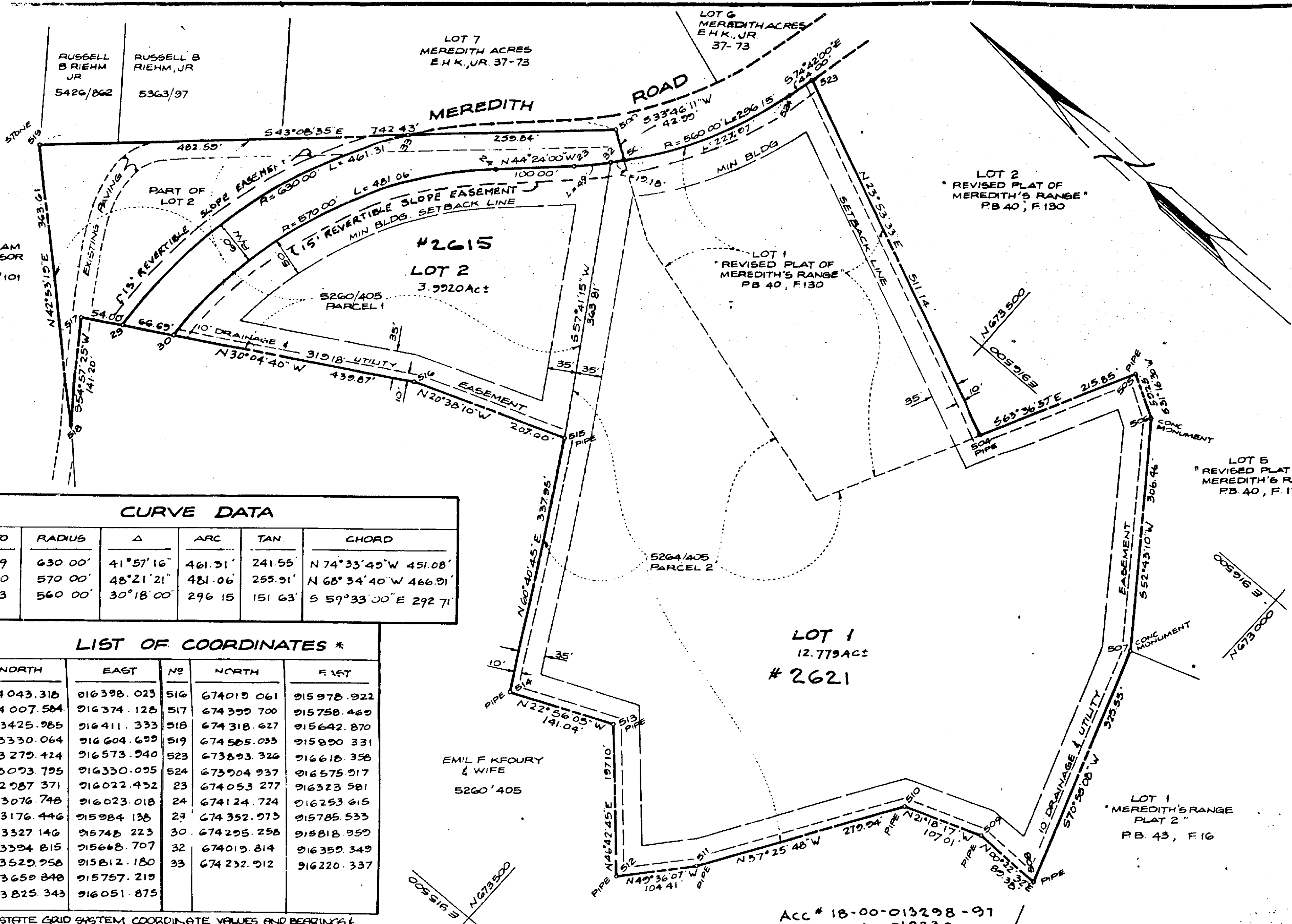


GERHOLD, CROSS & ETZEL  
REGISTERED LAND SURVEYORS

412 DELAWARE AVENUE  
TOWSON, MD 21204

MSA 33 11216 4359





Vicinity Sketch  
Scale: 1"=2000'

DENSITY CALCULATIONS:

GROSS ACREAGE	17.653 AC
EXISTING ZONING	RC 2
UNITS ALLOWED	2
UNITS PROPOSED	2

NOTE: RESUBDIVISION APPROVED BY ZONING COMMISSIONER ON 1/25/85, CASE NO. 85-170-SPH

CURVE DATA

FROM	TO	RADIUS	Δ	ARC	TAN	CHORD
33	29	630.00'	41°57'16"	461.31'	241.55'	N 74°33'45"W 451.08'
24	30	570.00'	46°21'21"	481.06'	255.91'	N 68°34'40"W 466.91'
524	23	560.00'	30°18'00"	296.15'	151.63'	S 59°33'00"E 292.71'

LIST OF COORDINATES \*

NO	NORTH	EAST	NO	NORTH	EAST
500	674 043.318	016 398.023	516	674 019.061	015 978.922
501	674 007.504	016 374.128	517	674 399.700	015 758.469
504	673 425.985	016 411.333	518	674 318.627	015 642.870
505	673 330.064	016 604.699	519	674 565.033	015 890.331
506	673 279.424	016 573.940	523	673 893.326	016 618.358
507	673 073.795	016 330.095	524	673 004.937	016 575.917
508	672 987.371	016 022.432	23	674 053.277	016 323.581
509	673 076.748	016 023.018	24	674 124.724	016 253.615
510	673 176.446	015 984.138	27	674 352.973	015 785.533
511	673 327.146	015 748.223	30	674 295.258	015 818.950
512	673 394.815	015 648.707	32	674 019.814	016 359.349
513	673 529.958	015 812.180	33	674 232.912	016 220.337
514	673 659.848	015 757.219			
515	673 825.343	016 051.875			

\* MD. STATE GRID SYSTEM COORDINATE VALUES AND BEARINGS & DISTANCES SHOWN HEREON, BASED ON OUTLINE SURVEY BY DEVELOPMENT DESIGN GROUP, LTD. IN FEB. 1984.

APPROVED: [Signature] DATE: 11/1/86  
DIRECTOR OF PUBLIC WORKS

APPROVED: [Signature] DATE: 11/1/86  
DIRECTOR OF PLANNING AND ZONING

APPROVED: [Signature] DATE: 11/1/86  
DEPUTY STATE & COUNTY HEALTH OFFICER

NOTE:

- 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, FURN, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 86-82 (SECTION 22-68).
- 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF IT'S KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

C.B. ANDERSON

2710 BECKLEYVILLE RD. DATE  
MILLERS MD. 21107

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

G. SCOTT SHANABERGER DATE  
REG. NO. PROP. L.S. #245-B



SHANABERGER & LANE

8450 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY  
MARYLAND 21043

Telephone: (301) 461-9563

COMPUTED BY G.S.S. CHECKED BY R.F.L.  
DRAWN BY B.E.L.S. JOB NO.

P.W.A. COMPLETED

FINAL PLAT CHECKED:  
PLANNING  
ENGINEERING  
STREET NAMES: Lot 2 4-1-86  
HOUSE NOS.

This Deed, MADE THIS 24th day of April

in the year one thousand nine hundred and eighty-seven

✓ EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife, parties

of the first part, and

STEPHEN P. MYER and MARY ANN MYER, husband and wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of \$50,000.00 which is the actual consideration paid or to be paid, the receipt whereof is hereby acknowledged,

the said parties of the first part

DEED  
BY CLERK  
NOTED FOR  
10/27/87

do grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's

personal representatives/assigns and assigns

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on the Plat entitled, "Meredith's Range, Plat 3", which plat is recorded among the Land Records of Baltimore County in Plat Book 55, folio 70.

BEING a portion of the property which by Deed dated March 24, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5260, folio 405 was granted and conveyed from Joseph Martin Borgerding (also known as Joseph M. Borgerding) and Mildred I. Borgerding, his wife unto Emil F. Kfoury and Elizabeth C. Kfoury, his wife, the within grantors.

AGRICULTURAL TRANSFER TAX  
AMOUNT \$3.00

SIGNATURE DATE 4-27-87

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION  
J.R. 42287  
CLERK DATE

B 8100\*\*\*\*\*00000000 2156A

THIS DEED, Made this first day of October, in the year one thousand nine hundred and eighty-six by and between EMIL F. KFOURY and ELIZABETH C. KFOURY, husband and wife, of Baltimore County, State of Maryland, Grantors, parties of the first part, and

DONALD C. RAMSBURG and ANNE M. RAMSBURG, husband and wife, of Baltimore County, State of Maryland, Grantees, parties of the second part.

WITNESSETH, That in consideration of the sum of Fifty thousand and no/100 dollars (\$50,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

The said parties of the first part do hereby grant and convey to the parties of the second part, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on the plat entitled "Meredith's Range, Plat 3", which plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 85, folio 70.

BEING a portion of the same property described in a deed dated March 27, 1972 and recorded among the Land Records of Baltimore County in Liber No. 5260, folio 405 from Joseph Martin Borgerding and wife to the parties of the first part herein.

DEED  
BY CLERK  
NOTED FOR  
10/13/87

BY the execution of this Deed, the parties of the first part hereby certify that the actual consideration paid to be paid is as hereinbefore set forth.

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION  
J.R. 10-15-86  
CLERK DATE

AGRICULTURAL TRANSFER TAX  
AMOUNT \$3.00

SIGNATURE DATE 10-15-86

C 000\*\*\*\*\*00000000 2156A

This Deed, Made this 21st day of July, in the year one

thousand nine hundred and seventy-seven, by and between

EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife, of the first part, Grantors, and

CHARLES J. MAENNER, JR. and CAROL A. MAENNER, his wife, and EDWARD W. CHEKANSKI and

HELEN R. CHEKANSKI, his wife, of the second part, Grantees.

DEED  
BY CLERK  
NOTED FOR  
10/27/87

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the

receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto

an undivided one-half interest, in and to the property hereinafter described unto Charles J. Maenner, Jr. and Carol A. Maenner, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, and do hereby grant and convey the remaining undivided one-half interest in and to the property hereinafter described unto Edward W. Chekanski and Helen R. Chekanski, his wife, as tenants by the entirety, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, which said

lot(s) of ground

situate in the 7th Election District of Baltimore County.

in the State of Maryland, and described as follows, according to survey made by Gerhold, Cross and Etzel, Surveyors on June 6, 1977, as follows:

Beginning for the same at a pipe set on the south side of the macadam construction of Meredith Road and at the beginning of the 9th or north 82 degrees 45 minutes east 565.83 foot line of a parcel of land which by a deed dated February 20, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1645 folio 291, was conveyed by Burnice F. Lovelace, unmarried, to Charles W. Mitzel and wife and running thence with and binding on a part of said 9th line and binding in the bed of said Meredith Road, north 73 degrees 21 minutes 33 seconds east 200.16 feet, thence leaving said road and outline and running for lines of division now made, the two following courses and distances, viz: south 18 degrees 55 minutes 26 seconds east 1339.56 feet to a pipe and north 70 degrees 54 minutes 53 seconds east 1035.54 feet to a concrete monument heretofore set at a bend on the west property line and at the end of the north 18 degrees 44 minutes 43 seconds west 110.00 foot line of Lot 5, as shown on the "Meredith's Range" which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40 folio 130, thence running and binding on the lines of Lot 5 and Lot 4 as shown on said plat the three following courses and distances viz: south 18 degrees 44 minutes 43 seconds east 110.00 feet, south 13 degrees 00 minutes 00 seconds west 859.52 feet and south 83 degrees 00 minutes 00 seconds east 340.56 feet to the southernmost corner of Lot 4, and to intersect the fifth line of the aforesaid parcel of land which was conveyed by Lovelace to Mitzel and thence running with and binding on a part of said fifth line and on the sixth, seventh and eighth lines of said last mentioned parcel of land, the four following courses and distances, viz: south 39 degrees 49 minutes 23 seconds west 618.95 feet to a white oak tree, north 73 degrees 21 minutes 27 seconds west 957.90 feet, north 16 degrees 58 minutes 33 seconds east 377.50 feet and north 18 degrees 55 minutes 26 seconds west 1791.21 feet to the place of beginning. Containing 34.00 acres of land more or less.

The courses in the above description are referred to the State of Maryland grid meridian.

BEING a part of a parcel of land which by a deed dated March 24, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5260 folio 405, was granted and conveyed by Joseph Martin Borgerding and wife to Emil F. Kfoury and Elizabeth C. Kfoury, his wife, in fee simple.

765.00 AC

This Deed, MADE THIS 18th day of December,

in the year one thousand nine hundred and seventy-nix,

EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife,

of the first part, and

WILLIAM T. ANDERSON and LINDA L. ANDERSON, his wife,

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00), and other good

and valuable considerations, the receipt whereof is hereby acknowledged,

the said Emil F. Kfoury and Elizabeth C. Kfoury, his wife,

do grant and convey to the said William T. Anderson and Linda L. Anderson, his wife,

as tenants by the entirety, their assigns, and unto the survivor of them, his or her

personal representatives/assigns and assigns, in fee simple, all

that lot of ground situate in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the southeast side of the macadam construction of Meredith Road and at the beginning of the eleventh or North 52 degrees 01 minute East 403 foot line of a parcel of land which by a Deed dated February 20, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1645 folio 291 was conveyed by Burnice F. Lovelace, unmarried, to Charles W. Mitzel and wife, and running thence with and binding on a part of said eleventh line and binding in the bed of said road, North 42 degrees 39 minutes 30 seconds East 39.39 feet to a point in the center of said road, said point being distant South 42 degrees 39 minutes 30 seconds West 363.61 feet measured reversely along said eleventh line from a stone heretofore set at the end thereof, thence leaving said outline and running for a line of division and binding in the center of said Meredith Road as now surveyed in 1976, North 54 degrees 27 minutes 00 seconds East 141.38 feet to a nail, thence leaving said road and continuing to run for lines of division the six following courses and distances viz: South 30 degrees 25 minutes 35 seconds East 440.10 feet to a pipe now set, South 20 degrees 38 minutes 10 seconds East 207.00 feet to a pipe now set, South 60 degrees 40 minutes 45 seconds West 337.75 feet to a pipe now set, North 22 degrees 53 minutes 55 seconds West 345.00 feet to a pipe now set, North 64 degrees 23 minutes 45 seconds East 110.00 feet to a pipe now set, and North 32 degrees 36 minutes 05 seconds West 285.79 feet to a point in or near the center of said Meredith Road and to intersect the tenth line of the aforesaid parcel of land which was conveyed by Lovelace to Mitzel and thence running with and binding on a part of said tenth line, and also binding in the bed of said Meredith Road North 65 degrees 06 minutes 30 seconds East 50.66 feet to the place of beginning. Containing 4.145 Acres of land, more or less.

The courses in the above description are referred to the State of Maryland grid meridian.

Subject to and together with the right to use the existing overhead service pole lines located on the above described parcel of land.

BEING a part of a parcel of land which by a Deed dated March 24, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5260, folio 405 was conveyed by Joseph Martin Borgerding and wife to Emil F. Kfoury and Elizabeth C. Kfoury, his wife, Grantors herein.

615.00 AC



*Wrong Ref. 2*  
This Deed, Made this 27th day of APRIL, in the year one thousand nine hundred and seventy-two, --, by and between  
MARION HARRISON CHAMBERS, III and BONNELL S. CHAMBERS, his wife, of the first part,  
Grantors, and TERRY F. DEATLEY, SR. and BARBARA A. DEATLEY, his wife, of the second  
part, Grantees.

MAY-1-72 258525d \*\*\*179.15  
MAY-1-72 258525C \*\*\*102.50  
MAY-1-72 258524C \*\*\*67.65  
MAY-1-72 258523C \*\*\*\*\*9.00

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, all that -----  
lot(s) of ground  
situate in the 9th District of Baltimore County, -----  
in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 66 in Block No. 3 on the Plat of  
Towson Park, which Plat is recorded among the Land Records of Baltimore County in  
Plat Book C.L.B. No. 19 folio 110, the improvements thereon being known as No. 971  
Radcliffe Road.

BEING the same lot of ground which by Assignment dated October 25, 1968  
and recorded among the Land Records of Baltimore County in Liber O.T.C. No. 4934 folio  
316, was granted and assigned by John Henry Garner and wife to the within Grantors,  
subject to the payment of the annual ground rent of Ninety-six (\$96.00) Dollars, payable  
in equal half-yearly instalments on the 16th days of February and August, in each  
and every year.

48473 MAY 1

307.50 MSC

BC-12703  
NO TITLE EXAMINATION  
NO CONSIDERATION

Return To  
AMERICAN TITLE GUARANTEE CORPORATION  
120 EAST BALTIMORE ST.  
SUITE 1100  
BALTIMORE, MARYLAND 21202

DEED

THIS DEED, made this 1st day of March, 1995, by and between  
LANNY I. SCHUSTER and SHIRLEY D. WARNER, (formerly Shirley W.  
Schuster), parties of the first part; and LANNY I. SCHUSTER, party  
of the second part.

WITNESSETH, that in consideration of the sum of FIVE AND  
00/100THS DOLLARS (\$5.00) and other good and valuable  
consideration, the receipt and sufficiency of which are hereby  
acknowledged, the actual monetary consideration as certified by the  
parties hereto being ZERO (\$0.00) DOLLARS, the said parties of the  
first part, do hereby grant and convey unto the said party of the  
second part, his personal representatives and assigns, in fee  
simple, all that lot of ground situate in Baltimore County,  
Maryland and described in Exhibit "A" attached hereto and made a  
part hereof.

SEE EXHIBIT "A" ATTACHED HERETO

BEING the same lots or parcels of ground which by Deed dated  
June 3, 1963 and recorded among the Land Records of Baltimore  
County in Liber E.H.K., Jr. No. 6537, folio 776 was granted and  
conveyed by William T. Anderson and Linda L. Anderson, his wife  
unto Lanny I. Schuster and Shirley W. Schuster. (See Judgment of  
Divorce in Circuit Court for Baltimore County, Case No. 92CV6916)

TOGETHER with the buildings thereupon, and the rights, alleys,  
ways, waters, privileges, appurtenances and advantages thereto  
belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and  
premises to the said party of the second part, his personal  
representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that  
they have not done or suffered to be done any act, matter or thing  
whatsoever, to encumber the property hereby conveyed; that they  
will warrant specially the property hereby granted; and that they  
will execute such further assurances of the same as may be  
requisite.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE LS DATE 3/20/95

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

LS 3/20/95

TRANSFER TAX NOT REQUIRED  
Director of Finance  
BALTIMORE COUNTY MARYLAND

Per John Schuster  
Date 3-20-95 Rec. 33-129 A

This Deed, Made this 24th day of MARCH

in the year one thousand nine hundred and seventy-two, by and between  
JOSEPH MARTIN BORGERDING (also known as Joseph M. Borgerding) and MILDRED  
I. BORGERDING, his wife, Grantors, parties  
of the first part, and  
EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife, Grantees, as parties  
of the second part.

Witnesseth, that in consideration of the sum of \$5.00 and other good and valuable  
considerations, the receipt whereof is hereby acknowledged,

the said Grantors

APR 12-72 150554d \*\*\*757.00  
APR 12-72 150554B \*\*\*450.00  
APR 12-72 150553B \*\*\*297.00  
APR 12-72 150552B \*\*\*100.00

do hereby grant and convey unto the said Grantees, their

heirs and assigns, or the survivor of them

in fee simple, all that

lot(s) of ground/situate, lying and being in  
the Seventh Election District of Baltimore County,  
State of Maryland, and described as follows, that is to say:--

BEING  
Beginning for the same parcel of land which by Deed dated August 3, 1951, and  
recorded among the Land Records of Baltimore County in Liber GLB, No. 1999, Folio 33,  
was granted and conveyed by Julia C. Mitzel, widow, unto Joseph Martin Borgerding,  
and Mildred I. Borgerding, his wife, the description of which is hereby incorporated into this  
which was granted and conveyed by Burnice F. Lovelace, unmarried, to Charles W.  
Mitzel and Julia C. Mitzel, his wife, which was recorded in the Land Records of  
Baltimore County on February 20, 1948 in Liber TRS, No. 1645, Folio 291.

48456 MAY 11

1356.00 MSC

THIS DEED, made this 3rd day of August, 1951 by and between  
JULIA C. MITZEL, widow, of the County of Baltimore, State of Maryland,  
party of the first part, and JOSEPH MARTIN BORGERDING and MILDRED I.  
BORGERDING, his wife, of the County of Baltimore, State of Maryland,  
parties of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00)  
Dollars and other good and valuable considerations, the receipt whereof is  
hereby acknowledged, and in pursuance of and by virtue of the powers  
hereinafter referred to, the said Julia C. Mitzel does grant and convey unto  
Joseph Martin Borgerding and Mildred I. Borgerding, his wife, as tenants  
by the entireties, their assigns, the survivor of them, and unto the survivor's  
heirs and assigns in fee simple, all that lot and parcel of ground situate,  
lying and being in the Seventh Election District of Baltimore County, Maryland  
as surveyed by Willard M. Lee, Registered Surveyor on July 21, 1947,  
said lot of ground being more particularly described as follows:

BEGINNING for the same on the south side of the Meredith Road  
at the end of the north thirty-three (33) degree east thirty-nine and five  
tenths (39.5) perch line of the eighty-five (85) acre one (1) rood tract of  
land which by Deed dated March 31, 1869 and recorded among the Land  
Records of Baltimore County in Liber B.H.A. 63, folio 577, was conveyed  
by Samuel Meredith and wife to Morris McGinnis; and running thence binding  
reversely on the fifth, fourth and third lines in said description as follows:  
south thirty-eight (38) degrees fifty-seven (57) minutes west six hundred  
fifty-one and seventy-five hundredths (651.75) feet to an eighteen (18) inch  
Hickory, north fifty-three (53) degrees forty-four (44) minutes east six  
hundred fifty-four and ninety hundredths (654.90) feet to a stone, south  
thirty-three (33) degrees three (3) minutes west eight hundred eighty-eight  
and twenty hundredths (888.20) feet to a thirty-four (34) inch White Oak at  
the beginning of the north sixty-one and one-quarter (61 1/4) degrees west  
thirteen and three tenths (13.3) perch line of the thirty-four (34) acre fifty-  
nine (59) perch tract of land which by Deed dated February 2, 1875 and  
recorded among the Land Records of Baltimore County in Liber J.B. 92,  
folio 223, was conveyed by Samuel Meredith and wife to Morris McGinnis;  
thence running with and binding on part of the outline thereof, as follows:  
north fifty-six (56) degrees fifty-three (53) minutes west two hundred twenty-  
three and fifty hundredths (223.50) feet to a stone and south forty-eight (48)  
degrees fifty-seven (57) minutes west eight hundred fifty-seven and ninety  
hundredths (857.90) feet to a forty-four inch (44) White Oak; thence running  
north sixty-three (63) degrees fifty-eight (58) minutes west nine hundred  
fifty-seven and ninety hundredths (957.90) feet to a thirty (30) inch dead

LIBER 1645 291

eight hundredths (541.08) feet to the place of beginning Containing ninety eight and thirty one hundredths (98.31) acres of land

BEING the same lot of ground and premises which by Deed dated the 14th day of August 1947 and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto was granted and conveyed by Lily M Valentine widow to the grantors herein

TOGETHER with the buildings and improvements thereupon erected made or being

all and every the rights appurtenances and advantages thereto belonging or appertaining to the same belonging or appertaining

TO HAVE AND TO HOLD the above described lot of ground and premises together with the rights appurtenances and advantages thereto belonging or appertaining unto and to the use of the said Burnice F Lovelace her heirs and assigns in fee simple forever subject however to the legal operation and effect of a mortgage dated August 14 1947 and recorded prior hereto among the Land Records of Baltimore County from the grantors herein to Bernard M Savage

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property granted and they will execute such further assurances of the same as may be requisite

AS WITNESS the hands and seals of said grantors

TEST

Sidney I Fradkin Charles W Mitzel (SEAL)  
Julia C Mitzel (SEAL)

STATE OF MARYLAND COUNTY OF BALTIMORE to wit

I HEREBY CERTIFY that on this 20 day of February 1948 before the subscriber a Notary Public of the State of Maryland in and for the County of Baltimore aforesaid personally appeared Charles W Mitzel and Julia C Mitzel his wife the within named grantors and they acknowledged the foregoing Deed to be their act

AS WITNESS my hand and Notarial Seal

(Notarial Seal) Sidney I Fradkin Notary Public

Recorded Feb 25 1948 at 10:00 A M & exd per John W Bishop Clerk

(red by MEN) (Exd By AJ&V)

THIS DEED Made this 20th day of February 1948 by and between Burnice F Lovelace and Charles W Mitzel et al

more State of Maryland party of the first part and Charles W Mitzel and Julia C Mitzel his wife of the same County and State parties of the second part

WITNESSETH that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said Burnice F Lovelace unmarried does grant and convey unto the said Charles W Mitzel and Julia C Mitzel his wife for and during the period of their natural lives and during the natural life of the survivor of them and subject to the limitations and conditions and with

LIBER 7217 FOLIO 764

THIS DEED, Made this 18th day of June

in the year one thousand nine hundred and eighty-six, by and between CHRISTIAN B. ANDERSON and VICKI ANNE ANDERSON, his wife, parties

in the State of Maryland, of the first part, and HOWARD J. VOLZ and NANCY J. VOLZ, his wife, parties of the second part

Witnesseth, that in consideration of the sum of Fifty-nine Thousand Nine Hundred Dollars (\$59,900.00),

the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their personal representatives, heirs, and assigns, in fee simple,

of ground, situate, lying and being in Baltimore County aforesaid, and described as follows, that is to say:—

BEING KNOWN AND DESIGNATED as Lot 1 on the Plat of the Anderson Property as recorded among the Plat Records of Baltimore County in Plat Book E.H.K. 54, folio 69, consisting of 12.779 acres of ground more or less.

BEING part of the property described in the Deed dated January 31, 1980, and recorded among the Land Records of Baltimore County in Liber E.H.K. 6133, page 213, etc., by and between Emil F. Kfoury and Elizabeth C. Kfoury, his wife, and Christian B. Anderson and Vicki Anne Anderson, his wife, the Grantors herein.

AGRICULTURAL TRANSFER TAX  
APPLICABLE  
SIGNATURE DATE 7-24-86

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
CLERK DATE

300-29950-14- B B215\*\*\*\*\*95860A b248A

LIBER 7319 FOLIO 30

THIS DEED, Made this 20th day of October, 1986 by and between CHRISTIAN B. ANDERSON and VICKI ANNE ANDERSON, his wife, parties of the first part, and RONALD WALTER KAPP and MARGARET ELLEN KAPP, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of Thirty Thousand Dollars (\$30,000.00) being the actual consideration paid and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the said CHRISTIAN B. ANDERSON and VICKI ANNE ANDERSON, his wife do grant and convey to the said RONALD WALTER KAPP and MARGARET ELLEN KAPP, his wife, as tenants by the entireties their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all that lot of ground situate in BALTIMORE COUNTY, STATE OF MARYLAND, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 on a plat entitled, "Anderson Property", which plat is recorded among the land records of Baltimore County in plat book E.H.K. JK. No. 54, folio 69.

BEING part of the land conveyed by and described in a deed dated January 31, 1980, from Emil F. Kfoury and Elizabeth C. Kfoury, his wife, unto Christian B. Anderson and Vicki Anne Anderson, his wife,, and recorded among the land records of Baltimore County in Liber E.H.K. JK., No. 6133, folio 221.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said RONALD WALTER KAPP and MARGARET ELLEN KAPP, his wife, as tenants by the entireties their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

AGRICULTURAL TRANSFER TAX  
APPLICABLE  
SIGNATURE DATE 11-7-86

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
CLERK DATE

B 190\*\*\*\*\*40000:1 =074A

LIBER 6133 PAGE 213

THIS DEED, MADE THIS 31st day of January

in the year one thousand nine hundred and eighty by and between EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife,

of Baltimore County, State of Maryland, parties of the first part, and CHRISTIAN B. ANDERSON and VICKI ANNE ANDERSON, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of THIRTY-NINE THOUSAND FOUR HUNDRED DOLLARS (\$39,400.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said parties of the first part, do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, in fee simple, all those two parcels of ground situate in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

AGRICULTURAL TRANSFER TAX  
APPLICABLE  
SIGNATURE DATE 11-7-86

STATE DEPARTMENT OF ASSESSMENTS & TAXATION  
CLERK DATE

B 190\*\*\*\*\*40000:1 =074A



FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 31st day of January

In the year one thousand nine hundred and eighty by and between  
 EMIL F. KFOURY and ELIZABETH C. KFOURY, his wife,

of Baltimore County, State of Maryland, parties of the first part, and  
 CHRISTIAN B. ANDERSON and VICKI ANNE ANDERSON, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of EIGHT THOUSAND DOLLARS (\$8,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part,

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representatives, in fee simple, all that parcel of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

07510000 00000000 00000000  
 07510000 00000000 00000000  
 07510000 00000000 00000000  
 07510000 00000000 00000000

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the

survivor of them, and such survivor's personal representatives, in fee simple, and assigns

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

Test:

*Antoinette M. Voss*  
 Antoinette M. Voss

*Emil F. Kfoury* (SEAL)  
 Emil F. Kfoury

*Elizabeth C. Kfoury* (SEAL)  
 Elizabeth C. Kfoury

STATE OF MARYLAND, BALTIMORE CITY, to wit:  
 I HEREBY CERTIFY, That on this 31st day of January, in the year one thousand nine hundred and eighty, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared  
 Emil F. Kfoury and Elizabeth C. Kfoury, his wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.  
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:  
 July 1, 1982.

*Antoinette M. Voss*  
 Antoinette M. Voss Notary Public

Rec'd for record FEB 5 1982  
 Per Elmer H. Kahline, Jr., Clerk  
 Mail to County Clerk's Office  
 Receipt No. 13,000

0012245 652

FEE SIMPLE-DEED-INDIVIDUAL GRANTOR-LONG FORM

Notary Title Co., Inc.  
 100 West Road, Suite 400  
 Towson, Maryland 21204

FILE NO. 79-48-7070  
 TAX ID NO. 07/19-00-007183

THIS DEED, MADE THIS 23rd day of April in the year one thousand nine hundred and ninety-seven by and between HELEN R. CHEKANSKI, of Baltimore County, State of Maryland, Grantor(s) and party of the first part, and JOHN A. BIRETTA and BARBARA M. GRZINCIC, Grantee(s) and parties of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED SIXTY-NINE THOUSAND DOLLARS, (\$169,000.00), the actual consideration paid, or to be paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, forever, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING that same lot of ground which by Deed dated September 8, 1982 and recorded among the Land Records of Baltimore County in Liber No. 6436, folio 729 was granted and conveyed by Charles J. Maenner, Jr. and Carol A. Maenner, his wife and Edward Chekanski and Helen R. Chekanski, his wife unto Edward W. Chekanski and Helen R. Chekanski, his wife.

The said Edward W. Chekanski departed this life on or about April 30, 1990, thereby vesting title unto the said Helen R. Chekanski.

THIS CONVEYANCE is made subject to the restrictions, rights of way, and conditions, if any, contained in the Deeds forming the chain of title to this property.

(I), (We), the undersigned Grantee(s) do hereby certify under penalty of perjury, that the above property is improved for residential purposes, and that (I), (We), the undersigned Grantee(s) will own and occupy the property as my/our principal residence.

WITNESS:

*John A. Biretta* 4/15/97  
 JOHN A. BIRETTA Grantee  
*Barbara M. Grzincic*  
 BARBARA M. GRZINCIC Grantee

RECEIVED FOR TRANSFER  
 State Department of  
 Assessments & Tax  
 for Baltimore County  
 5/13/97

AGRICULTURAL TRANSFER TAX  
 AMOUNT \$1,005.13  
 SIGNATURE DATE 5/13/97  
 CODED F

This Deed, MADE THIS 30th day of November in the year One Thousand Nine Hundred and Ninety Three by and between MICHAEL L. MENTZELL and CINDY L. MENTZELL, parties of the first part, and RONALD B. DAVIDSON and SANDRA K. DAVIDSON parties of the second part.

Witnesseth, That in consideration of the sum of One Hundred Fifty Three Thousand Dollars (\$153,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 on the Revised Plat of "Meredith's Range", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, JR. No. 40, folio 130. The improvements thereon being known as No. 227 Meredith Road.

BEING the same parcel of ground which by deed dated July 12, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber EHK, JR. No. 3777, folio 48 was granted and conveyed by EMIL F. KFOURY AND ELIZABETH C. KFOURY unto MICHAEL L. MENTZELL and CINDY L. MENTZELL, the Grantors herein.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

*F. Michael Grace*  
 F. Michael Grace, Esquire

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

*Michael L. Mentzell*  
 MICHAEL L. MENTZELL  
*Cindy L. Mentzell*  
 CINDY L. MENTZELL  
*Ronald B. Davidson*  
 RONALD B. DAVIDSON  
*Sandra K. Davidson*  
 SANDRA K. DAVIDSON

for Baltimore County  
*Cl* 12/9/93

*JR* 12/9/93

Witnesseth, that in consideration of the sum of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS W. MOORE and MAUREEN W. MOORE, his wife,

of Baltimore County, the State of Maryland Grantor(s), do(es) grant unto  
DANIEL GEORGE NARANGO and LORRAINE E. NARANGO, his wife.

of Baltimore County, the State of Maryland, Grantor(s), their heirs and assigns, to have and to hold, together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, in fee simple, all that lot of ground and premises situate in Baltimore County State of Maryland, and particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 3 on the plat entitled "Revised Plat of Meredith's Range" which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 40, folio 130. The improvements thereon being known as 2635 Meredith Road.

BEING the same lot of ground described in a deed dated July 8, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. 5781, folio 487, which was granted and conveyed by Emil F. Kfoury and wife unto the said parties of the first part.

2169912 2169912 2169912 2169912 2169912

And the said grantor(s) hereby covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; that they will execute such further assurances of the same as may be demanded.

Witness the hand(s) and seal(s) of the said grantor(s):

THOMAS W. MOORE (SEAL)  
THOMAS W. MOORE

Maureen W. Moore (SEAL)  
MAUREEN W. MOORE

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 21<sup>st</sup> day of November, 1978 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Thomas W. Moore and Maureen W. Moore, his wife,

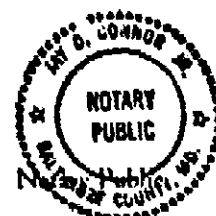
known to me (or satisfactorily proven) to be the person(s) whose name(s) ~~are~~ subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I <sup>19</sup>do unto set my hand and official seal.

Rec'd for record NOV 28 1978 at 10 AM  
 Per Elmer E. Kahline, Jr., Clerk  
 Mail to COLONIAL TITLE CO., INC.  
 Receipt No. 1 - 9 - 7,000

1.168.50 ms

1,168.50 ms



THIS DEED, Made this 13th day of May, in the year one thousand nine hundred and seventy-eight, by and between WILLIAM G. LEONARD and WILLIAM A. LEONARD, Jr., of Baltimore County, State of Maryland, parties of the first part, and WILLIAM G. LEONARD, of the County and State aforesaid, party of the second part,

WITNESSETH, That in the consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part a life estate with the powers hereinafter expressed and set forth, ~~XXXXXXXXXXXX~~ all that lot of ground situate lying and being in the seventh election district of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 4, as shown on the Plat entitled, "Revised Plat of MERIDITH'S RANGE", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, Page 130.

BEING the same lot of ground which by Deed dated the fifth day of January, 1978 and recorded among the Land Records of Baltimore County in Liber No. E.H.K., Jr. 5847 folio 89 was granted and conveyed by Emil F. Kfoury and Elizabeth C. Kfoury, his wife, to William C. Leonard and William A. Leonard, Jr.

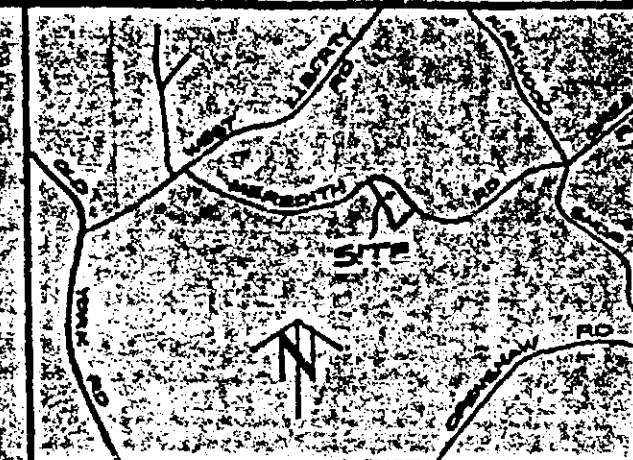
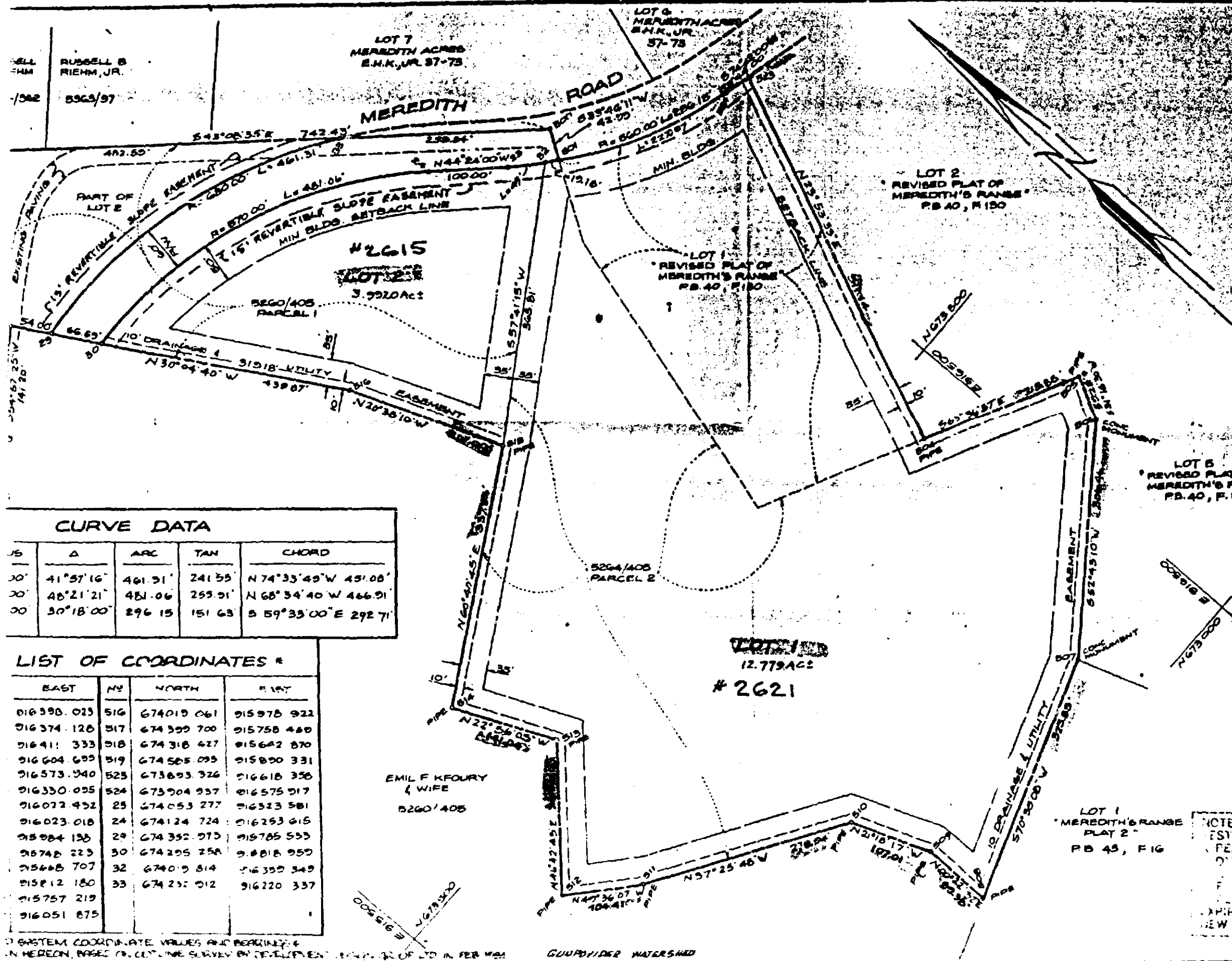
TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the aforesaid property unto the said William G. Leonard, for life, with full powers unto the said William G. Leonard to sell, mortgage, lease, or dispose of the whole, or any part of the property in any manner whatsoever (except by Last Will and Testament), and without the consent of any person or persons whatsoever, applying to himself, for his own use, any and all of the proceeds of the sale or sales, mortgage or mortgages, lease or leases, and without the necessity of any purchaser, mortgagee,

**TRANSFER TAX NOT REQUIRED**

Walter R. Richardson  
Director of Finance  
BALTIMORE COUNTY, MARYLAND  
Per: James S. De Luca  
5-15-78 Authorized Signature 65-11-80-C





Vicinity Sketch

Scale 1" = 500'

**DENSITY CALCULATIONS**

GROSS ACREAGE	17.653 AC
EXISTING ZONING	R.C. 2
UNITS ALLOWED	2
UNITS PROPOSED	2

NOTE: RESUBDIVISION APPROVED BY ZONING COMMISSIONER ON 1/26/86 CASE NO. 86-170-6PH

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

# ANDERSON PROPERTY

7TH ELECTION DISTRICT  
SCALE: 1" = 100'

BALTIMORE CO. MD.  
DATE: 2/3/86

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR PERIOD OF THREE YEARS FROM THE DATE THE RECORD IS FILED. EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

## CURVE DATA

Δ	ARC	TAN	CHORD
41°57'16"	461.31'	241.55'	N 74°33'49"W 431.08'
46°21'21"	481.06'	255.31'	N 68°34'40"W 466.91'
30°18'00"	296.15'	151.63'	S 59°33'00"E 292.71'

## LIST OF COORDINATES \*

EAST	N	NORTH	EAST
016390.023	516	674019.061	015978.922
016374.126	517	674399.700	015758.480
016411.333	518	674316.427	015642.870
016604.609	519	674505.095	015890.331
016573.940	523	673893.326	016618.356
016330.095	524	673904.937	016575.917
016072.452	25	674053.277	016323.581
016023.018	24	674124.724	016253.615
015984.136	29	674352.973	015785.533
015748.223	30	674295.258	015818.950
015468.707	32	674019.814	016350.349
015812.180	33	674232.912	016220.337
015757.219			
016051.875			

\* SYSTEM COORDINATE VALUES AND BEARINGS IN HEREON, BASED ON CURVE SURVEY BY DEVELOPER, JULY 22, 1970, OF LOT 1, PER 1970

NOTE:

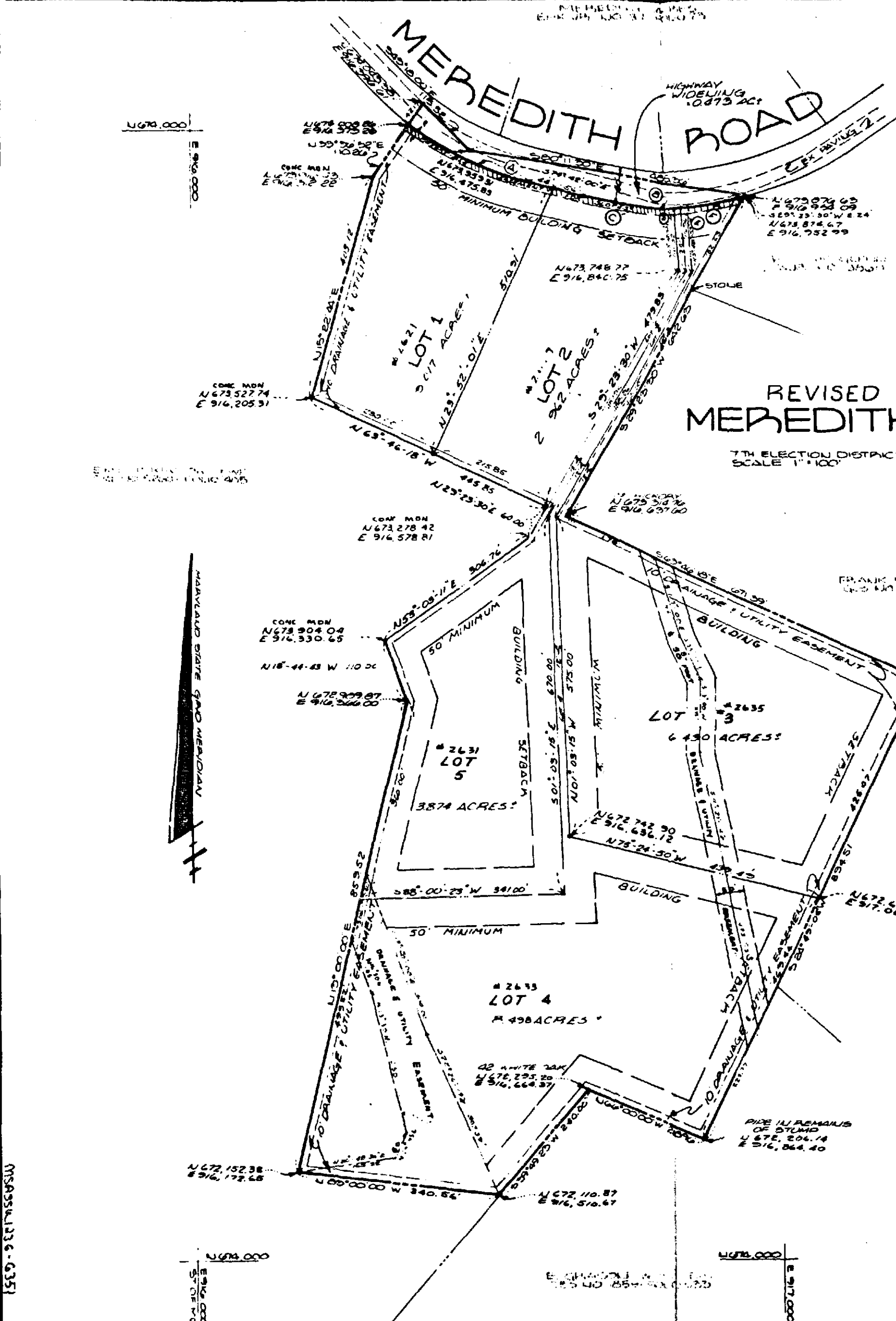
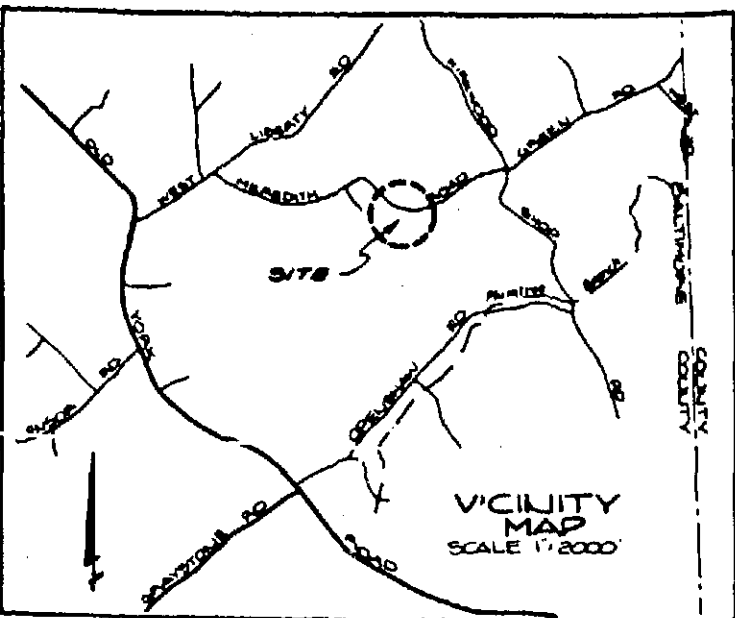
OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SHANABERGER & LANE



CURVE DATA									
NO	Δ	RADIUS	LENGTH	TANGENT	BEARING	LONG CHORD	NO	Δ	RADIUS
A	23° 35'	500.00	229.07	1/4 A	N 11° 52' 30" E	229.07	D	17° 42' 42"	560.00
B	23° 35'	500.00	229.07	1/4 A	N 11° 52' 30" E	229.07	E	17° 42' 42"	560.00
C	23° 35'	500.00	229.07	1/4 A	N 11° 52' 30" E	229.07	F	17° 42' 42"	560.00



**DENSITY CALCULATIONS:**

ZONED - R, D, P  
 DENSITY - C. 138  
 NUMBER OF LOTS - 5  
 NO PUBLIC WATER  
 NO PUBLIC SEWER  
 TOTAL AREA - 25.254 Ac.

**NOTES:**

ALL LOT CORNERS ARE MARKED WITH PIPE UNLESS OTHERWISE NOTED.

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

FOR RAINFALL LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE RAINFALL AND THE STREET RIGHT-OF-WAY LINE ONLY, AND NOT OUT TO THE RAINFALL LOT DRIVEWAY.

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE OF MARYLAND GRID SYSTEM.

**DOLLEBERG, GERHOLD, CROSS, AND ETZEL,**  
 REGISTERED PROFESSIONAL LAND SURVEYORS AND ENGINEERS  
 412 DELAWARE AVENUE  
 TOWSON, MARYLAND 21204

**OWNER'S CERTIFICATE:**

THE REQUIREMENTS OF SECTION 59 TO 62 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE 1, CHAPTER 28 OF THE COURT & TITLE CLERK, AS OF COURTY COPIES) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

EMIL F. KROGER, JR.  
 PO BOX 145  
 PHOENIX, MD 21131

**SURVEYOR'S CERTIFICATE:**

I, JOHN FRANCIS ETZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 859, CH. 1016, OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY  
 APPROVED FOR STREET ALIGNMENT AND LOCATION

*James H. Herring* 12/13/76  
 ROAD ENGINEER

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

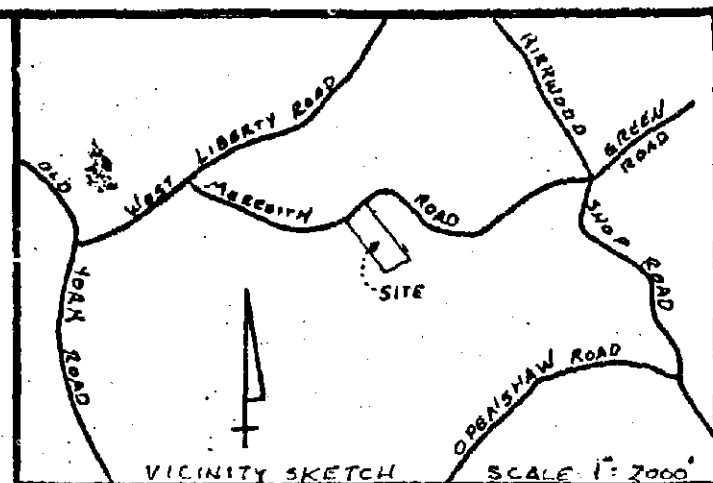
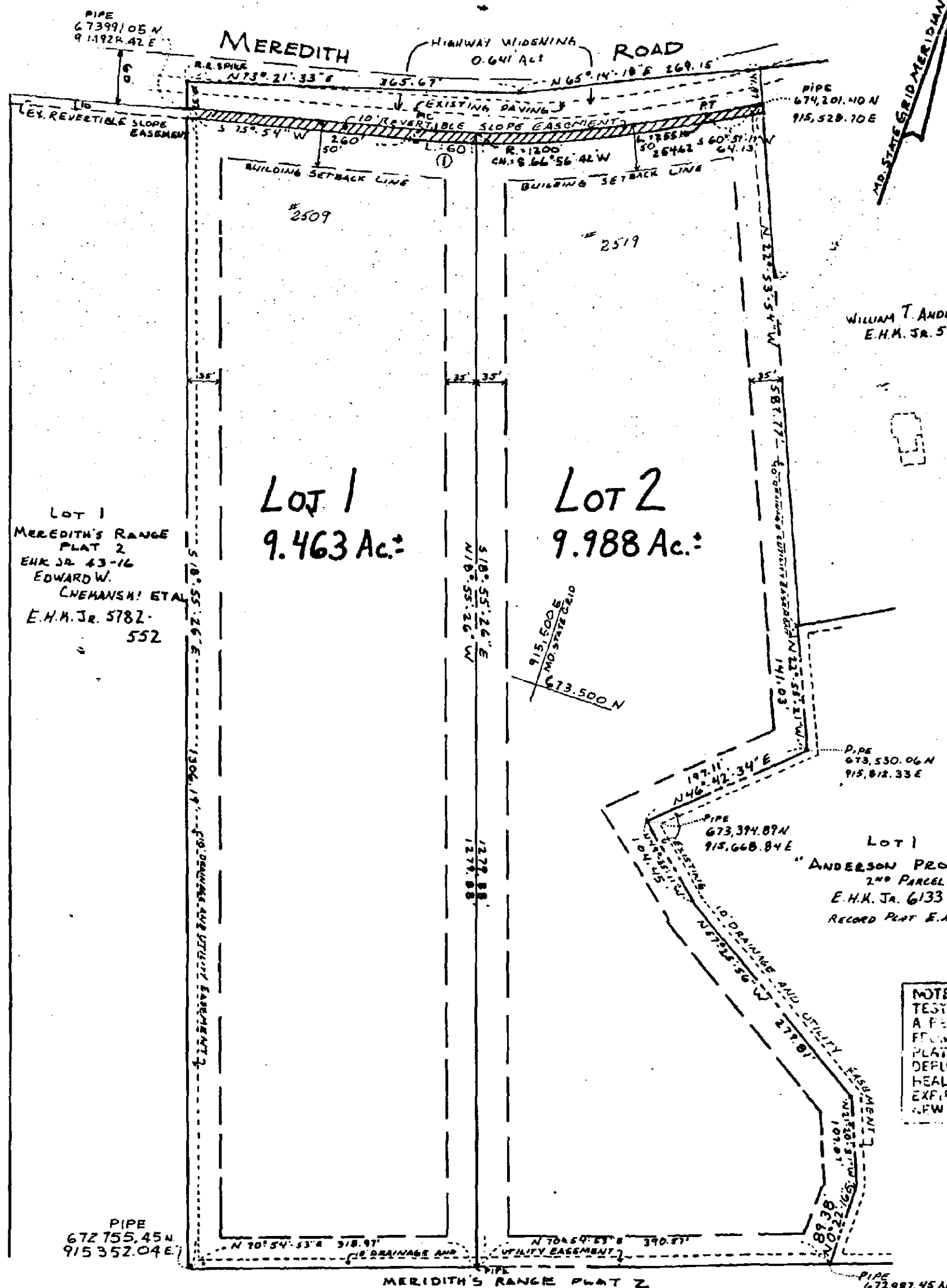
*Donald F. Herring* 12/18/76  
 DEPUTY STATE & CO. HEALTH OFFICER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

*Thomas E. Sander* 11/14/76  
 DIRECTOR

*John Francis Etzel* 11/30/1976  
 REG. FOR LAND SURV. NO. 2682





CURVE DATA  
 ① R: 1200' L: 60.00'  
 CH: 574° 28' 03" W 59.99'

GROSS AREA - 20.093 ACRES  
 EXISTING ZONING RC 2

OWNER: EMIL F. KFOURIE WF  
 P.O. BOX 145  
 PHOENIX, MD. 21131  
 DEED REF O.T.C. 5260-405  
 PROPERTY No. 07-02-057350

WILLIAM T. ANDERSON  
 E.H.K. JR. 570-70

E.H.K. JR. 55 FOLIO 70

DATE: SEP 20 1986

All requirements of the Maryland Department of Health and General Services for the installation of a public utility easement must be met prior to approval of this application.

LOT 1  
 "ANDERSON PROPERTY"  
 2ND PARCEL  
 E.H.K. JR. 6133-213  
 RECORD PLAT E.H.K. JR. 54-69

NOTE: SOIL PERMEATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS FILED BY THE DEPUTY STATE HEALTH OFFICER. EXPIRATION OF NEW TESTS MAY BE REQUIRED.

NOTE: COORDINATES ARE BASED ON STATE OF MARYLAND GRID SYSTEM AS SHOWN ON PLAT OF "ANDERSON PROPERTY" RECORDED IN PLAT BOOK E.H.K. JR. 54 FOLIO 61

# "MEREDITH'S RANGE" PLAT 3 7th DISTRICT BALTIMORE COUNTY, MARYLAND

APPROVED FOR BALTIMORE COUNTY DEPT. PUBLIC WORKS

*John F. Etzel* 9/24/86  
 DIRECTOR DATE

APPROVED FOR BALTIMORE CO. HEALTH DEPT.

*John F. Etzel* 9/20/86  
 DEPUTY STATE & CO. HEALTH OFFICER DATE

APPROVED FOR BALTO. CO. OFFICE OF PLANNING & ZONING

DIRECTOR DATE

## OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

*Elizabeth Kfourie* MARCH 18, 1986

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

*John F. Etzel* LS 2882 MARCH 18, 1986

## NOTES

- 1) STREETS AND/OR ROAD AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE THE FREE EASEMENT TITLE TO THE BED THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- 2) HIGHWAY, HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE CO. MD. AT NO COST.
- 3) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY OF ANY STREET EASEMENT OR OPENSPACE OR OTHER PUBLIC AREA SHOWN HEREON.
- 4) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 5) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BILL #56-82 SECTION 22.60
- 6) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 7) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

SCALE: 1"=100'

SEPTEMBER 3, 1986

**GERHOLD, CROSS & ETZEL**

REG. PROF. LAND SURVEYORS  
 412 DELAWARE AVENUE  
 TOWSON, MARYLAND 21204



**Development Design Group, Ltd.**  
SURVEYORS • ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

Richard B. Williams  
President  
Sandra J. Williams  
Vice President  
William A. Brucato  
Chief Designer  
Thomas J. Hoff  
Landscape Architect  
C. Scott Mueselberger  
Priority Line Surveyor  
Albert L. Shelton  
Chief of Survey

October 16, 1984

**DESCRIPTION OF 17.6378 ACRE PARCEL  
ANDERSON PROPERTY**

Beginning for the same at a point on the southeast side of the existing paving of Meredith Road at a distance of 2500 feet measured easterly along said Meredith Road from the West Liberty Road; thence leaving said existing pavement North 42°-39'-30" East 363.61 feet to a stone; thence in line with the northeast side of the said existing paving South 43°-18'-00" East 742.48 feet to a point; thence South 33°-36'-52" West 42.17 feet crossing said existing paving of Meredith Road to the southernmost right of way line of Meredith Road 60 feet wide; thence binding on said right of way line the two following courses and distances:

1.) By a curve to the left with a radius of 560.00 feet an arc distance of 229.06 feet said arc being subtended by a chord bearing South 62°-59'-04" East and 227.47 feet and

2.) South 74°-42'-00" East 44.00 feet; thence leaving said right of way line South 23°-52'-01" West 510.91 feet to a pipe; thence South 63°-46'-18" East 215.85 feet to a pipe; thence South 31°-24'-49" West 60.09 feet to a concrete monument; thence South 52°-41'-37" West 305.86 feet to a concrete monument; thence South 70°-54'-53" West 326.00 feet to an iron pipe; thence South 22°-16'-16" East 89.38 feet to an iron pipe; thence North 00°-31'-31" West 107.07 feet to an iron pipe; thence North 21°-20'-31" West 279.08 feet to an iron pipe; thence North 57°-25'-56" East 104.45 feet to an iron pipe; thence North 49°-35'-11" West 104.45 feet to an iron pipe; thence North 46°-42'-04" East 166.94 feet to an iron pipe; thence North 22°-56'-05" West 141.04 feet to an iron pipe; thence North 60°-40'-47" East 337.95 feet to an iron pipe; thence North 20°-38'-10" West 207.00 feet to a point; thence North 30°-25'-35" West 440.10 feet to a point; thence of the existing paving said Meredith Road; thence South 54°-27'-00" West 141.38 feet to place of beginning.

Containing 17.6378 acres of land, more or less.



1107 KENILWORTH AVENUE, SUITE 100 • TOWSON, MARYLAND 21204 • (301) 828-0272

CHRISTIAN B. ANDERSON, et ux  
SPH - Resubdivision and Realignment  
of Lot 1 of Meredith's Range

Petitioners

BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
Case No. 85-170-SPH

**AMENDED PETITION FOR SPECIAL HEARING**

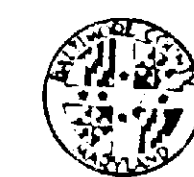
Petitioners, Christian B. Anderson and Vicki S. Anderson, by Lewis L. Fleury, their attorney, amend the Petition For Special Hearing and say:

1. That the original Petition filed in this proceeding Under Section 500.7 of the Zoning Regulations of Baltimore County, requested a determination of whether or not the Zoning Commissioner, or Board of Appeals of Baltimore County, should approve the resubdivision and realignment of Lot 1 of "Meredith's Range" and two other parcels contiguous thereto, containing 14.63 acres so as to create three building lots as shown on the plat filed therewith.

Petitioners hereby amend said Petition and request the Board of Appeals to approve the resubdivision and realignment of Lot 1 of "Meredith's Range" and two other parcels contiguous thereto, containing, in the aggregate, 17.63 acres, all described in the description of property attached to the original Petition in this proceeding, so as to create two building lots, as shown on the plat entitled "Anderson Property" attached hereto and made a part hereof.

*L. L. Fleury*  
Lewis L. Fleury  
305 W. Chesapeake Avenue  
Suite 201  
Towson, MD 21204  
825-9200  
Attorney for Petitioners

AND/F5



**County Board of Appeals of Baltimore County**

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

March 25, 1986

Lewis L. Fleury, Esq.  
305 W. Chesapeake Ave. #201  
Towson, Md. 21204

Dear Mr. Fleury:

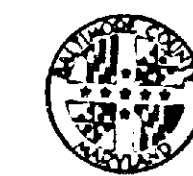
Re: Case No. 85-170-SPH  
Christian B. Anderson, et ux

Enclosed herewith please copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*June Holmen*  
June Holmen, Secretary

Encl.  
cc: Christian B. Anderson, et ux  
Phyllis C. Friedman  
S. Eric DiNenna, Esq.  
Dr. and Mrs. Emil Kfoury  
Lanny Schuster  
Donald C. Harsburg  
Norman Gerber  
James Hoswell  
Jean Jung  
James Dyer  
Arnold Jablon  
Douglas T. Sachse, Esq.



**County Board of Appeals of Baltimore County**

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

April 8, 1986

Lewis L. Fleury, Esq.  
305 W. Chesapeake Ave., #201  
Towson, Maryland 21204

Dear Lewis:

Re: Case No. 85-170-SPH  
Christian B. Anderson, et ux

In reviewing the above file which was resolved by the Consent Order agreed to by all parties and entered by the Board on March 25, 1986, I note that the Board did not receive a copy of your Amended Petition and Plat. As our Order refers to these documents, could you kindly submit a copy of each so that our file will be complete.

Thank you for your cooperation.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

March 7, 1985

Lewis L. Fleury, Esquire  
305 W. Chesapeake Avenue #201  
Towson, Maryland 21204

RE: Petition for Special Hearing  
SE/S Meredith Rd., 2,500' E of West  
Liberty Road  
Christian B. Anderson, et ux - Petitioners  
Case No. 85-170-SPH

Dear Mr. Fleury:

Please be advised that the following appeals have been filed from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter:

- 1) appeal from Phyllis C. Friedman, People's Counsel for Baltimore County
- 2) appeal from S. Eric DiNenna, attorney for protestants

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/aj

cc: S. Eric DiNenna, Esquire  
People's Counsel

IN RE: PETITION FOR SPECIAL  
HEARING  
SE/S Meredith Rd., 2,500  
ft. East of West Liberty  
Road - 7th District

Christian B. Anderson,  
et ux

Petitioners

BEFORE THE  
BOARD OF APPEALS  
OF  
BALTIMORE COUNTY

Case No. 85-170-SPH

**Entry of Appearance**

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

*Malcolm F. Spicer, Jr.*  
Malcolm F. Spicer, Jr.  
Baltimore County Attorney  
Old Court House  
Towson, Maryland 21204  
494-4420

*Douglas T. Sachse*  
Douglas T. Sachse  
Assistant County Attorney

**Certificate of Mailing**

IT IS HEREBY CERTIFIED that on this 7th day of March, 1985, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestant(s) in the above captioned matter.

*Douglas T. Sachse*  
Douglas T. Sachse  
Assistant County Attorney

RE: PETITION FOR SPECIAL HEARING  
SE/S of Meredith Rd., 2,500'  
E of W. Liberty Rd., 7th Dist.

CHRISTIAN B. ANDERSON, et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Case No. 85-170-SPH

**NOTICE OF APPEAL**

Please note an Appeal from the Decision of the Deputy Zoning Commissioner in the above-captioned matter dated January 25, 1985, on behalf of Dr. Emil Kfoury and Elizabeth Kfoury, his wife, 12612 Jarrettsville Pike, Phoenix, Maryland 21131, to the County Board of Appeals.

*S. Eric DiNenna*  
S. ERIC DINENNA, P.A.  
DINENNA, MANN & BRESCH  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204 296-6820  
Attorneys for Dr. Emil Kfoury and  
Elizabeth Kfoury, his wife

**CERTIFICATE OF MAILING**

I HEREBY CERTIFY that on this 22nd day of February, 1985, a copy of the foregoing NOTICE OF APPEAL, was mailed, postage prepaid to Lewis L. Fleury, Esquire, 305 West Chesapeake Avenue, #201, Towson, Maryland 21204, Attorney for Petitioner, and Phyllis Cole Friedman, People's Counsel for Baltimore County,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 005316

DATE	2/22/85	ACCOUNT	005316
RECEIVED FROM	S. Eric DiNenna, Esquire		
FOR	Appeal of Case No. 85-170-SPH (Christian Anderson)		
B	B711*****0004 00741		
VALIDATION OR SIGNATURE OF CASHIER			

RE: PETITION FOR SPECIAL HEARING  
SE/S of Meredith Rd., 2,500'  
E of W. Liberty Rd., 7th Dist.

CHRISTIAN B. ANDERSON, et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

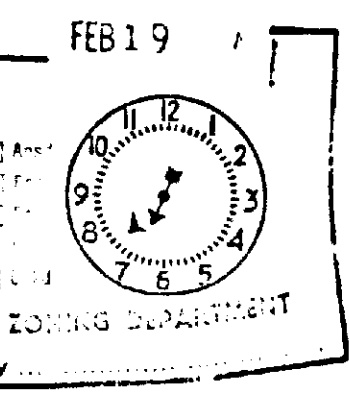
Case No. 85-170-SPH

**NOTICE OF APPEAL**

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of January 25, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188



I HEREBY CERTIFY that on this 15th day of February, 1985, a copy of the foregoing Notice of Appeal was mailed to Lewis L. Fleury, Esquire, 305 West Chesapeake Ave., #201, Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



November 15, 1984

Lewis L. Fleury, Esquire  
305 W. Chesapeake Avenue #201  
Towson, Maryland 21204

**NOTICE OF HEARING**

RE: Petition for Special Hearing  
SE/S Meredith Rd., 2500' E of  
W. Liberty Road  
Christian B. Anderson, et ux - Petitioners  
Case No. 85-170-SPH

TIME: 9:45 a.m.

DATE: Tuesday, December 18, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 134320

DATE: 10/18/84 ACCOUNT: R.C. 615-020

AMOUNT: 35.00

RECEIVED FROM: F. L. Fleury, Esquire

FOR: F. L. Fleury, Esquire

0 046\*\*\*\*\*350018 21046

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
SUBJECT: Zoning Petition No. 85-170-SPH  
Date: December 10, 1984

This office is opposed to the granting of the subject request; in fact, it is the opinion of this office that the petitioner's request cannot be granted. To do so would permit a density that exceeds that permitted in the R.C.2 classification.

Norman E. Gerber  
Norman E. Gerber  
Director

NEG:JGH:bjs

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
December 6, 1984

Lewis L. Fleury, Esquire  
305 West Chesapeake Avenue #201  
Towson, Maryland 21204

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
000  
Nicholas B. Connodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 116 - Case No. 85-170-SPH  
Christian B. Anderson, et ux  
Special Hearing Petition

Dear Mr. Fleury:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Connodari  
NICHOLAS B. CONNODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Development Design Group, Ltd.  
1107 Kenilworth Avenue, Suite 100  
Towson, Maryland 21204

CHRISTIAN B. ANDERSON, et ux  
SPH - Resubdivision and Realignment  
of Lot 1 of Meredith's Range

Petitioners

\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* Case No. 85-170-SPH

**ORDER**

Pursuant to the original Petition filed in this proceeding, the Petitioners herein sought approval to resubdivide and realign Lot 1 of "Meredith's Range" and two other parcels contiguous thereto, containing 14.63 acres so as to create three building lots as shown on the sight plan prepared by Development Design Group, marked Petitioner's Exhibit 1 before the Deputy Zoning Commissioner of Baltimore County.

After hearing testimony and reviewing the exhibits, the Deputy Zoning Commissioner of Baltimore County, on January 25, 1985 granted the resubdivision and realignment of Lot 1 Meredith's Range Road and two other parcels contiguous thereto, containing a total of 17.63 acres so as to create three building lots, in accordance with Petitioner's Exhibit 1.

On February 15, 1985 Phyllis Cole Friedman, Peoples Counsel for Baltimore County and Peter Max Zimmerman, Deputy Peoples Counsel for Baltimore County, filed a Notice of Appeal from the decision of the Deputy Zoning Commissioner of January 25, 1985.

On February 22, 1985 S. Eric DiNenna, P.A. filed an Appeal from said Order of the Deputy Zoning Commissioner on behalf of Dr. Emil Kfoury and Elizabeth Kfoury, his wife.

On March 19, 1985 notice of assignment was sent by the County

Board of Appeals to all interested persons, advising that hearing would be held on Tuesday, May 28, 1985 at 10:00 a.m.

On May 28, 1985 this matter came on for hearing before the Board of Appeals, at which time Donald C. Ramsburg, 2525 Open Shaw Road, White Hall, Maryland 21161 and Lanny Schuster, 2521 Meredith Road, White Hall, Maryland 21161 appeared as interested persons, and by agreement of counsel for Appellants and Appellees, the matter was continued to allow the parties time to resolve the issues in this case by amicable settlement.

On July 15, 1985 the matter was again assigned for hearing before this Honorable Board on Thursday, October 17, 1985 at 10:00 a.m. and notice was given to the parties, and to Donald C. Ramsburg and Lanny Schuster.

On October 17, 1985 the matter came on again for hearing before this Honorable Board, at which time Lanny Schuster and Donald C. Ramsburg failed to appear and the parties advised the Board that basic terms of agreement had been reached, but more time was necessary in order to implement the terms.

The parties to this matter have now resolved the issues in this case by agreement that the transfers requested in the instant Petition are justified provided that the aggregate of the four density units allowable for the combined properties will be divided by applying two units to the Anderson properties and two units to the Kfoury property. The Office of Planning of Baltimore County agreed to approve the division of said density units, provided that both properties were included in a common Development Plan, which has been approved by Baltimore County.

-2-

NOW THEREFORE, the Deputy Zoning Commissioner having previously found that the transfer of units was justified in this matter and the parties having agreed to the division of the density units, and Baltimore County Planning Department having approved a development plan consistent with the relief prayed in the instant Petition and with the agreement of the parties, it is this 25th day of March, 1986, by the Board of Appeals of Baltimore County,

ORDERED, that approval of the resubdivision and realignment of Lot 1 of "Meredith's Range" and two other parcels contiguous thereto, containing 17.63 acres, so as to create two building lots, in accordance with the Petitioner's Amended Petition and plat attached thereto, is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of Maryland Rules of Procedure.

BOARD OF APPEALS OF  
BALTIMORE COUNTY:

William T. Hackett  
Chairman - William T. Hackett

Lanny E. Schuster  
Member - Lawrence E. Schmidt

William R. Evans  
Member - William R. Evans

Consented to this 25th day of March, 1986.

Lewis L. Fleury  
Lewis L. Fleury  
Attorney for Petitioners

-3-

Consented to this 25th day of March, 1986.

S. Eric DiNenna, P.A.  
Attorney for Emil Kfoury and  
Elizabeth Kfoury



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.  
DIRECTOR

November 26, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #116 (1984-1985)  
Property Owners: Christian B. Anderson, et ux  
S/ES Meredith Rd. 2500' E. from West  
Liberty Rd.  
Acres: 17.63  
District: 7th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**General Comments:**

Since no public facilities are involved, this office has no comment.

Very truly yours,

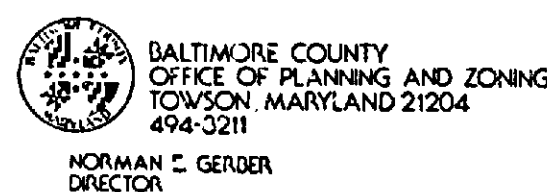
James A. Markle, P.E., Chief  
Bureau of Public Services

JAM:EAM:PMO:88

AND1/P5

JUN 16 1986





Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

11/21/84  
Re: Zoning Advisory Meeting of 10/30/84  
Item # 116  
Property Owner: Christian B. Anderson, et ux  
Location: SE/S Meredith Rd.  
E. of West Liberty Rd.

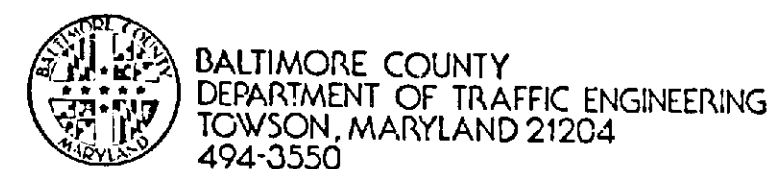
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on [blank].
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ( ) The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

The dead references shown for Parcel Land Parcel 2 are incorrect. The correct references are: Parcel 1-6132461-201; Parcel 2-6132461-202. Parcel 1 & 2 were subdivided out of C.T.G. 5506141-405 (1.5 acres) in 1980 without Baltimore County approval. This resulted in three parcels which exceed the County's permit in R.C.D. See reference in Current Planning Bill to Bill 79.

Eugene A. Bober  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 109, 110, 112, 113, 114, and (116) ZAC- Meeting of October 30, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

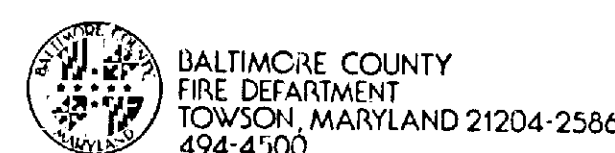
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 109, 110, 112, 113, 114, and 116.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm

Anderson  
12/18  
85-170-SPH



PAUL H. REINCKE  
CHIEF

November 7, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Comofari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Christian B. Anderson, et ux

Location: SE/S Meredith Road 2500' E. from W. Liberty Road

Item No.: 116 Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] 11/16/84 Noted and Approved: [Signature] 11/16/84  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

July 15, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 85-170-SPH

CHRISTIAN B. ANDERSON, ET UX

FOR SPECIAL HEARING - Resubdivision and realignment of Lot #1 of "Meredith's Range" and two other parcels contiguous thereto - 14.63 acres  
SE/S Meredith Road 2500' E. of West Liberty Rd.  
7th District  
1/25/85 - D-2.C. GRANTED PETITION

ASSIGNED FOR:

THURSDAY, OCTOBER 17, 1985 at 10 a.m.

cc: Lewis L. Fleury, Esquire Counsel for Petitioners  
Christian B. Anderson, et ux Petitioners  
S. Eric DiNenna, Esquire Counsel for Protestants (Kfoury)  
Dr. Emil and Elizabeth Kfoury Protestants  
Donald C. Ramsburg Requested Notification  
Phyllis Cole Friedman People's Counsel - Appellant  
Douglas T. Sachse, Esquire Office of Law  
Lanny Schuster Requested Notification  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Norman E. Gerber  
James G. Hoswell

Edith T. Eisenhart, Adm. Secretary

les

September 30, 1985

Lou Fleury called on the Christian D. Anderson matter which is scheduled on 10/17. Advised the parties have reached an agreement in principle and it calls for a resubdivision and re-alignment of lots. The compromise is reducing the re-alignment to 2 lots as opposed to 3 on the petition. They would like to put it before the Board that is approved. However, there is a problem with possibly having a redrafted plat done in time. I told Lou we were going to keep it in for the 17th. However, I wouldn't see a problem if there was an emergency if having them submit the plat after the hearing so long as both parties were in agreement. I told him to do it cleanly he should have it all ready impossible for the 17th.

10/17/85

2

1 THE CHAIRMAN: We are here this morning on Case No. 85-170-SPH, Christian B. Anderson. The matter before the Board concerns a special hearing relating to subdivision and realignment of Lot No. 1 and two other parcels on on Meredith's Range.

4 Let the record indicate that Lewis Fleury, counsel for Petitioners, is present. He has proffered to the Board that the matter has been worked out between all parties to their satisfaction, and that all that remains is for the surveyor to complete the development plat, and in that regard requests a continuance of the hearing until the matter is finally settled to all parties satisfaction.

10 The Board will grant the continuance with the understanding that no further action by the Board will be taken on this case until it receives either a request for a hearing or a dismissal of the petition.

12 MR. FLEURY: Fine.

14 THE CHAIRMAN: Let the record indicate that the time is now 10:15 a.m., and there are no other persons present.

16 (Hearing concluded.)

18 \* \* \* \*



May 22, 1985

Mr. William Hackett  
County Board of Appeals  
Court House  
Towson, MD 21204

Re: Petition for Special Hearing  
Christian B. Anderson, et ux., Petitioners  
Case No. 85-170-SPH

Dear Mr. Hackett:

This is to advise that counsel for Protestants and Petitioner have reached a tentative agreement to settle the issues in the above matter, subject to approval of People's counsel for Baltimore County.

Accordingly, counsel for Protestants and Petitioner have agreed to request a continuance from the hearing in the above matter to be held on Tuesday, May 28, 1985. Deputy People's Counsel has advised counsel for Petitioner that he will not oppose such continuance.

Thank you very much for your consideration.

Very truly yours,

[Signature]  
Lewis L. Fleury

LLF/aml

cc: Phyllis Cole Friedman, Esquire  
S. Eric DiNenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, MD 21204  
Douglas T. Sachse, Esquire, Office of Law  
Court house  
Towson, MD 21204

RECEIVED  
COUNTY BOARD OF APPEALS  
MAY 23 P 3 00



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

May 28, 1985

Lewis L. Fleury, Esq.  
305 W. Chesapeake Ave.  
Towson, Md. 21204

Dear Mr. Fleury:

Re: Case No. 85-170-SPH  
Christian B. Anderson, et ux

Enclosed please find Notice of Continuance in the above referenced matter.

Very truly yours,

[Signature]  
June Holmen, Secretary

Encl.  
cc: Christian B. Anderson, et ux  
People's Counsel  
S. Eric DiNenna, Esq.  
Dr. Emil Kfoury & Elizabeth Kfoury  
Lanny Schuster  
Donald C. Ramsburg  
Douglas T. Sachse, Esq.  
Norman E. Gerber  
James Hoswell  
Jean Jung  
Arnold Jablon  
James E. Dyer



IN THE MATTER OF  
CHRISTIAN B. ANDERSON, ET UX  
FOR SPECIAL HEARING ON  
PROPERTY LOCATED ON THE  
SOUTHEAST SIDE MEREDITH RD.,  
2,500' EAST OF WEST LIBERTY RD.,  
7th DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 85-170-SPH

NOTICE OF CONTINUANCE

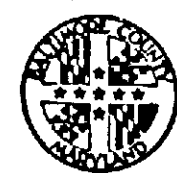
This matter having come before the Board on May 28, '85, and upon request for a continuance by the Petitioner and agreed to by the Protestants and office of the People's Counsel, this case will be continued.

In hearing before the Board, it was proffered by the Protestants that the issues in this case may be resolved by agreement of the parties. Therefore, the matter will be continued to allow all sides the opportunity to reach an amicable agreement. It was further proffered that this agreement should be reached within 45 days of the hearing date. Therefore the matter will be continued until July 12, 1985, at which time it will be reset for a hearing before the Board, unless in the interim the Board is notified that an agreement has been reached.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Date: May 28, 1985



County Board of Appeals of Baltimore County  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

March 19, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 85-170-SPH

CHRISTIAN B. ANDERSON, ET UX

SPH - Resubdivision and realignment of Lot #1 of "Meredith's Range" and two other parcels contiguous thereto - 14.63 acres

SE/S Meredith Road 2500' E. of West Liberty Rd.  
7th District

1/25/85 - D.Z.C. GRANTED PETITION

ASSIGNED FOR:

TUESDAY, MAY 28, 1985 at 10 a.m.

cc: Lewis L. Fleury, Esquire

Counsel for Petitioners

Christian B. Anderson, et ux

Petitioners

S. Eric DiNenna, Esquire

Counsel for Protestants (Kfoury)

Dr. Emil and Elizabeth Kfoury

Protestants

Phyllis C. Friedman, P.C.

Appellant

Douglas T. Sachse, Esquire

Office of Law

Lanny Schuster

Requested Notification

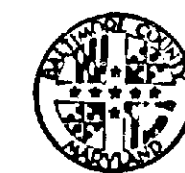
Arnold Jablon

Jean M. H. Jung

James E. Dyer

Norman E. Gerber

James G. Hoswell



Baltimore County, Maryland  
PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21204  
494-2188

PHYLLIS COLE FRIEDMAN  
People's Counsel

PETER MAX ZIMMERMAN  
Deputy People's Counsel

March 29, 1985

The Honorable  
William T. Hackett, Chairman  
County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux - 85-170-SPH (Item 116)  
Elizabeth R. Baird, et al - 85-45-XSPH (Item 346)  
Vincent Bertuca, et ux - 85-183-A (Item 132)  
Chesapeake Fed. S & L - 85-187-A (Item 131)  
Mary M. Clark - 84-311-A (Item 249)  
David L. Cole, et ux - 85-2-XA (Item 230)  
Eastern Yacht Club, Inc. - 85-73-SPH (Item 337)  
Hauesser Family Ltd. Ptnr. - 85-83-SPHA (Item 127)  
Johnson, Robert W., III - 85-185-X (Item 124)  
Kubic, Melvin - 85-208-XSPH (Item 154)  
McManus-Torillo Assoc., Inc. - 85-189-X (Item 127)  
The Rock Rental Co. - 85-186-XA (Item 115)  
Joseph H. Rosendale, et ux - 85-157-XA (Item 102)  
Louis E. Tarasca, et ux - 85-232-X (Item 146)  
Towson Presbyterian Church - 85-176-SPH (Item 93)

As a result of the decision in Carol Dahme, et al - 85-106-SPH (Item 11), it is clear that the Zoning Commissioner has no standing and his appearance should be struck. Please consider this letter as a Motion to Strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/Motion for each file.

Very truly yours,

Peter Max Zimmerman  
Deputy People's Counsel

cc: Norman E. Gerber  
Arnold Jablon, Esquire  
Malcolm F. Spicer, Jr., Esquire  
Douglas T. Sachse, Esquire

PMZ:sh

FLEURY & LUCAS  
ATTORNEYS AND COUNSELLORS AT LAW  
SUITE 301  
308 WEST CHESAPEAKE AVENUE  
BALTIMORE, MARYLAND 21204

TELEPHONE  
825-9300  
AREA CODE 301

March 11, 1985

Mr. William T. Hackett, Chairman  
County Board of Appeals  
Courthouse  
Towson, MD 21204

Re: Petition for Special Hearing  
SE/S Meredith Road, 2,500' E of West Liberty Road,  
7th District  
Owners: Christian B. Anderson, et ux.  
Zoning Case No. 85-170-SPH

Dear Mr. Hackett:

Please assign the above-captioned matter for hearing at the earliest available date.

Thank you very much for your assistance and advice.

Very truly yours,

L. S. Fleury  
Lewis L. Fleury

LLF:brh

cc: Mr. and Mrs. Christian B. Anderson

RECEIVED  
COUNTY BOARD OF APPEALS  
MAY 13 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Diana Itter, Zoning Date: February 26, 1985

FROM: Peter Max Zimmerman, Deputy People's Counsel

SUBJECT: Christian B. Anderson, et ux, Petitioners  
Zoning Case No. 85-170-SPH (Item 116)

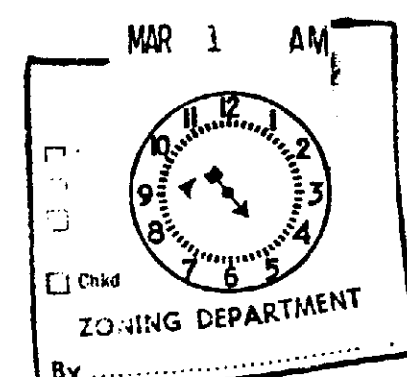
Appeals have been filed by this office and Dr. Emil Kfoury in the above case. I will notify you as soon as a hearing date is assigned. In the meantime, I would appreciate it if you would assemble the documents pertinent to a review of the history of the division of land.

I am also informed that Eric DiNenna, Attorney for Kfoury, has some additional documentation that may be pertinent. I am asking him to transmit to you any such documents to be incorporated in your review.

Peter Max Zimmerman  
Deputy People's Counsel

PMZ:sh

cc: James G. Hoswell



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Peter Max Zimmerman, Deputy People's Counsel Date: 3/5/85

FROM: Arnold Jablon

SUBJECT: Christian B. Anderson, et ux  
Case No. 85-170 SPH

I have before me a request from you to have Diana Itter assemble the documents pertinent to a review of the history of the above captioned property.

Please be advised that Ms. Itter does not have the time to do what you request. We are understaffed and do not have the ability to undertake a major request such as yours. Of course, the files are open to the public and to you, and if you desire, I can make the entire file available to you for your investigation. You may remove the file to your office for your perusal if you like.

Also, due to the belief that I have that staff from the Zoning Office should not be placed into a position of refusing or contradicting the Zoning Commissioner in Court or before the Board of Appeals, if you need Ms. Itter to testify I would suggest that you submit to me a list of potential questions or the area of expertise that you will be needing her for, or in the alternative, that you have issued a subpoena. Please understand that there is no one in Baltimore County that is authorized to speak about zoning policy other than the Zoning Commissioner or about his decisions, which stand on their own merit.

cc: Hon. Donald P. Hutchinson  
Norman E. Gerber  
Diana Itter

MICROFILMED



Baltimore County, Maryland  
PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21204  
494-2188

PHYLLIS COLE FRIEDMAN  
People's Counsel

PETER MAX ZIMMERMAN  
Deputy People's Counsel

February 22, 1985

Mr. Lanny Schuster  
2521 Meredith Road  
Whitehall, MD 21161

Dear Mr. Schuster:

This will acknowledge your telephone call during which you requested a copy of the Deputy Zoning Commissioner's Order in the above-captioned matter dated January 25, 1985, in which a petition for special hearing was granted. As you know, the People's Counsel filed an appeal to the County Board of Appeals on February 15, 1985, and the case is pending assignment of a hearing date before the Board.

If you are interested in receiving notification from the Board of Appeals regarding the hearing date or final order of the Board, please send a written request to:

The Honorable William T. Hackett, Chairman  
Baltimore County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21204.

Upon receipt of your written request, the Board will add your name to its notification list.

Mr. Zimmerman will be contacting you in order to discuss the reason the People's Counsel's appeal was taken. If you have any further questions, please do not hesitate to call us.

Sincerely yours,

Shirley M. Hess  
Shirley M. Hess  
Legal Assistant

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB 27 A 4 53  
Enclosure

Add my name to the list of those who want to be notified of the hearing date or final order of the Board.

AMENDED DESCRIPTION OF PROPERTY OF  
CHRISTIAN B. ANDERSON AND VICKI A. ANDERSON

All those three parcels of ground lying on both sides of Meredith Road (proposed 60 feet wide right of way), in the Seventh Election District of Baltimore County Maryland and more particularly described as follows:

1.) All of Lot 1 shown on a Plat entitled "Revised Plat of Meredith's Range", which plat is recorded among the Land Records of Baltimore County in plat book no. 40, folio 130; being the first parcel of land, which by Deed dated January 31, 1980 and recorded among the Land Records of Baltimore County in liber E.B.K. Jr. no. 6133, folio 213, was conveyed by Emil F. Kfoury and Elizabeth C. Kfoury unto Christian B. Anderson and Vicki Anne Anderson; and part of the second described parcel in said deed; and part of that parcel of land which by Deed dated 31st day of January, 1980 and recorded among the Land Records of Baltimore County in liber E.B.K. Jr. 6133, folio 221, was conveyed by Emil F. Kfoury and Elizabeth C. Kfoury to Christian B. Anderson and Vicki Anne Anderson.

Lot 2 being a part of that parcel of land which by Deed dated January 31, 1980 and recorded among the Land Records of Baltimore County in liber E.B.K. Jr. no. 6133, folio 221, was conveyed by Emil F. Kfoury and Elizabeth C. Kfoury, his wife to Christian B. Anderson and Vicki Anne Anderson, his wife.

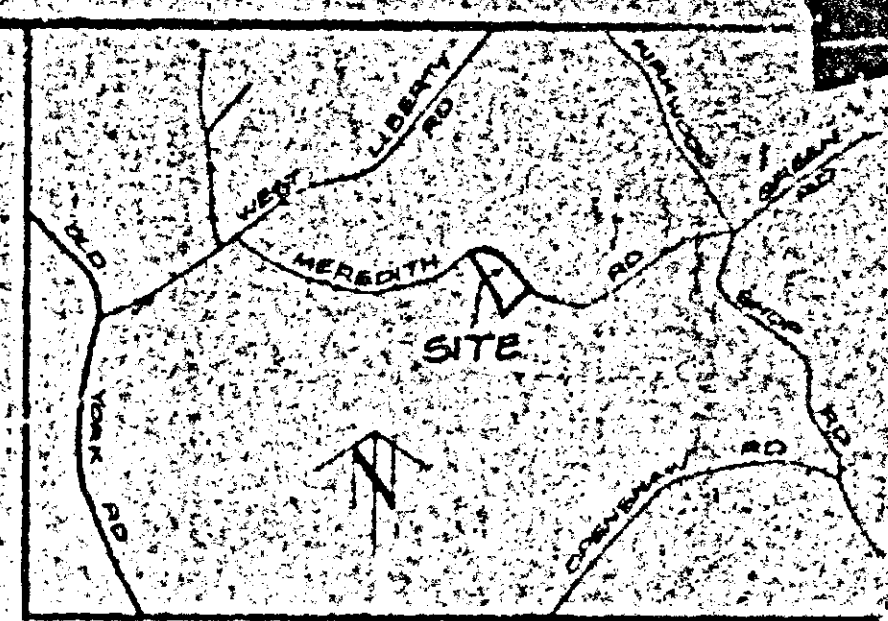
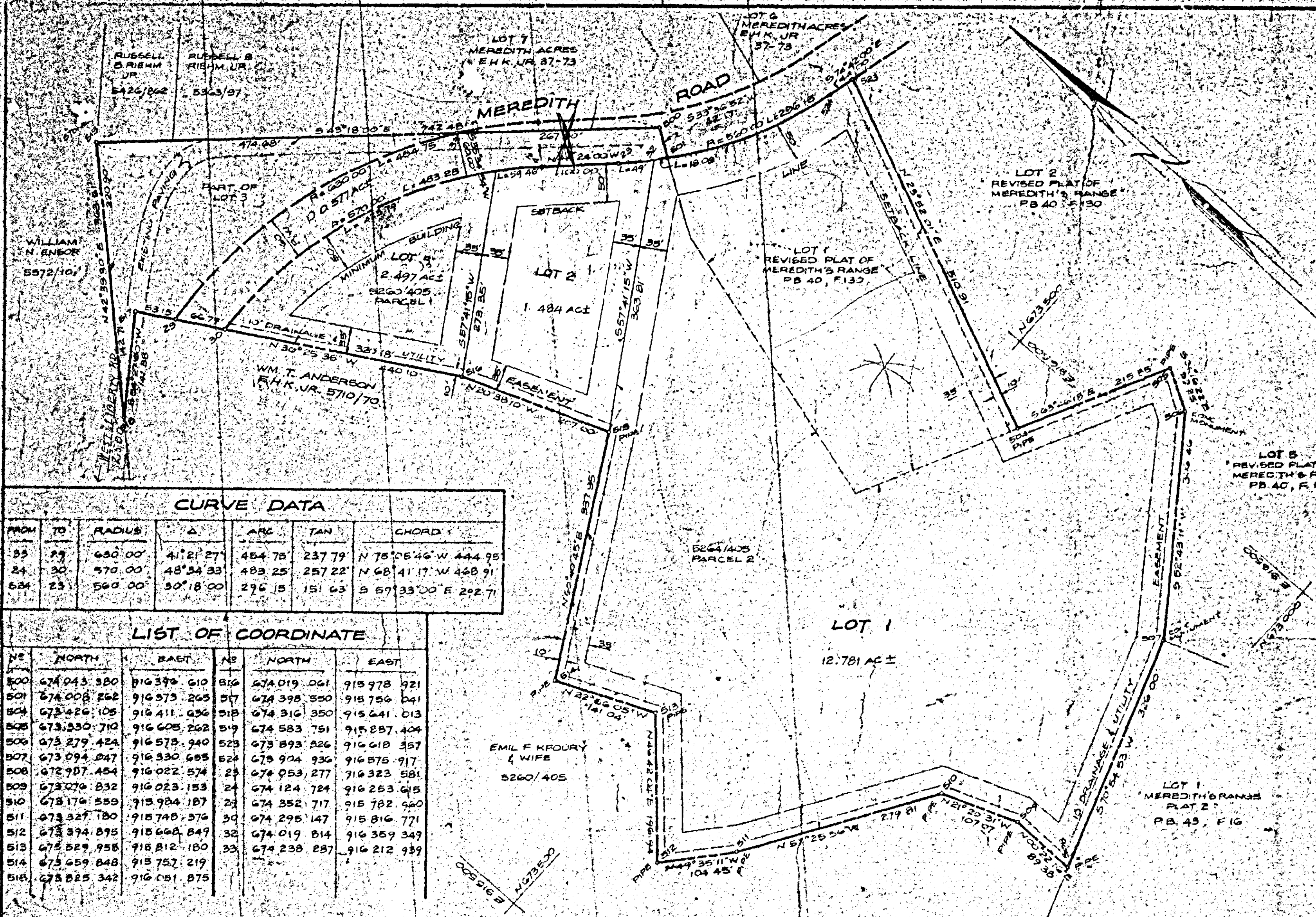
Lot 3 being a part of that parcel of land which by Deed dated January 31, 1980 and recorded among the Land Records of Baltimore County in liber E.B.K. Jr. no. 6133, folio 221, was conveyed by Emil F. Kfoury and Elizabeth C. Kfoury, his wife to Christian B. Anderson and Vicki Anne Anderson, his wife.

PETITIONER'S  
EXHIBIT 2









**DENSITY CALCULATIONS**

GROSS ACREAGE	17.638 AC
EXISTING ZONING	R.C. 2
UNITS ALLOWED	3
UNITS PROPOSED	3

**CURVE DATA**

FROM	TO	RADIUS	Δ	ARC	TAN	CHORD
23	24	650.00	41° 21' 27"	484.75	237.79	N 78° 06' 46" W 444.95
24	25	570.00	48° 34' 33"	483.25	257.22	N 68° 41' 17" W 448.91
25	26	560.00	50° 18' 00"	296.15	151.63	S 59° 33' 00" E 292.71

**LIST OF COORDINATE**

NO	NORTH	EAST	NO	NORTH	EAST
500	674 043.580	916 398.610	506	674 019.061	915 978.921
501	674 008.262	916 573.265	507	674 398.550	915 756.041
502	673 426.105	916 411.036	508	674 316.350	915 641.013
503	673 330.710	916 605.262	509	674 583.751	915 857.404
504	673 279.424	916 575.940	510	673 893.526	916 618.357
505	673 094.047	916 330.655	511	673 924.936	916 575.917
506	672 907.454	916 022.574	512	674 053.277	916 323.581
507	673 076.832	916 023.153	513	674 124.724	916 253.615
508	673 174.559	915 984.187	514	674 352.717	915 782.660
509	673 327.180	915 748.576	515	674 295.147	915 816.771
510	673 394.895	915 668.849	516	674 019.814	916 359.349
511	673 529.958	915 812.180	517	674 238.287	916 212.939
512	673 659.848	915 752.219			
513	673 825.342	916 051.875			

**ANDERSON PROPERTY**  
7TH ELECTION DISTRICT  
SCALE: 1" = 100'  
BALTIMORE CO. MD.  
DATE: 2-15-1984  
REVISED: 8-2-1984  
REVISED: 9-20-1984

**APPROVAL**

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

**NOTE:**  
1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.  
2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.  
3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 84-82 (SECTION 22-68).  
4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.  
5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.  
6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

**OWNER'S CERTIFICATE**  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.  
DATE

**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.  
DATE

**DEVELOPMENT DESIGN GROUP, LTD.**  
UNDERWOOD BUILDING  
SUITE 106  
NEW KENILWORTH DRIVE  
TOWSON, MARYLAND 21204  
TELEPHONE (301) 926-0777  
COMPUTED BY DSE CHECKED BY DES  
DRAWN BY LVB JOB NO. 8225

STREETS AND/OR ROADS AS SHOWN HEREON AND THE EASEMENTS AND RIGHTS ARE FOR THE PURPOSE OF DESCRIBING THE PROPERTY AND ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE EASES THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

**NOTE:**  
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

**NOTE:**  
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE OF MARYLAND GRID SYSTEM.

**PETITIONER'S EXHIBIT**

BY A COMPLETED  
FINAL PLAT CHECKED  
PLANNING  
ENGINEERING  
STREET NAMES  
HOUSE NOS.

85-1703

3/1/85  
to DI - why are you  
involved?  
J

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO Diana Itter, Zoning Date February 26, 1985

FROM Peter Max Zimmerman, Deputy People's Counsel

SUBJECT Christian B. Anderson, et ux, Petitioners  
Zoning Case No. 85-170-SPH (Item 116)

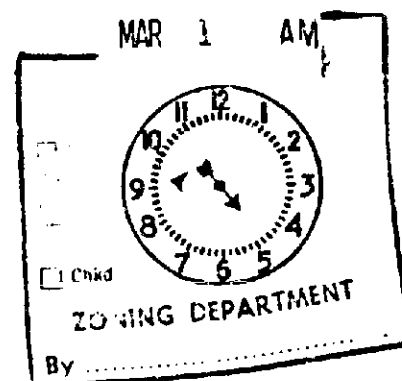
Appeals have been filed by this office and Dr. Emil Kfoury in the above case. I will notify you as soon as a hearing date is assigned. In the meantime, I would appreciate it if you would assemble the documents pertinent to a review of the history of the division of land.

I am also informed that Eric DiNenna, Attorney for Kfoury, has some additional documentation that may be pertinent. I am asking him to transmit to you any such documents to be incorporated in your review.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

PMZ:sh

cc: James G. Hoswell



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO Peter Max Zimmerman, Deputy People's Counsel Date 3/5/85

FROM Arnold Jablon

SUBJECT Christian B. Anderson, et ux  
Case No. 85-170 SPH

I have before me a request from you to have Diana Itter assemble the documents pertinent to a review of the history of the above captioned property.

Please be advised that Ms. Itter does not have the time to do what you request. We are understaffed and do not have the ability to undertake a major request such as yours. Of course, the files are open to the public and to you, and if you desire, I can make the entire file available to you for your investigation. You may remove the file to your office for your perusal if you like.

Also, due to the belief that I have that staff from the Zoning Office should not be placed into a position of refuting or contradicting the Zoning Commissioner in Court or before the Board of Appeals, if you need Ms. Itter to testify I would suggest that you submit to me a list of potential questions or the area of expertise that you will be needing her for, or in the alternative, that you have issued a subpoena. Please understand that there is no one in Baltimore County that is authorized to speak about zoning policy other than the Zoning Commissioner or about his decisions, which stand on their own merit.

cc: Hon. Donald P. Hutchinson  
Norman E. Gerber  
Diana Itter





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

August 23, 1999

Henry F. Sadler, P.E.  
Vice President  
Colbert Matz Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, MD 21209

Dear Mr. Sadler:

RE: Zoning Verification, Anderson Property, EHK Jr. 54 folio 69, zoning RC-2, 7<sup>th</sup>  
Election District

Pursuant to your letter of August 10, 1999, you have requested zoning verification relative to the available density on the above referenced property. As we discussed the other day by telephone, this very issue was before the Baltimore County Board of Appeals per case 85-170-SPH, in which the Board referenced the approved development plan of the Anderson Property, and determined that the subject Anderson property was permitted two density units, as reflected on the plan provided in your submittal. It appears that in consideration of the Board's order, you will need to file a petition for special hearing before the zoning commissioner for the relief that you desire, i.e., creating a third lot from the "Anderson Property." I have enclosed the forms and booklet for this filing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

*Joseph C. Merrey*  
Joseph C. Merrey  
Planner II  
Zoning Review

JCM:rsj

Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 069302
DATE	8/13/99	ACCOUNT
AMOUNT	\$ 40.00 (VCM)	
RECEIVED FROM	Colbert Matz Rosenfelt	
FOR	Anderson Property	
DISTRIBUTION	WHITE - CASHIER	PINK - AGENCY
YELLOW - CUSTOMER		
CASHIER'S VALIDATION		

## Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



### ZONING VERIFICATION LETTER

August 10, 1999

Mr. Arnold Jablon, Director  
Permits and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

SUBJECT: Verification of permitted density allowed on the property as shown on the Record Plat known as "Anderson Property" EHK Jr. 54 folio 69, R.C.2.

Dear Mr. Jablon:

We are asking for a verification concerning the above referenced issue. We are enclosing the \$40.00 processing fee. Facts relevant to the issue are as follows:

The "Anderson Property" as shown on the Record Plat recorded at EHK Jr. 54/69 is presently comprised of two (2) lots: Lot 1 and Lot 2. The underlying land is comprised of Lot 1, "Revised Plat of Merediths Range" 40/130 and two (2) parcels deeded from Kfoury to Anderson on January 31, 1980 and recorded at 6133/213 and 6133/221 (In a special hearing petition, 85-170-SPH Deputy Zoning Commissioner Jung opined that the two parcels were the result of an illegal subdivision). The County accepted Anderson as owner on Plat 54/69 prepared by Sharnberger and Lane recorded April 2, 1986. These two parcels are shown on the plat 54/69 as parcel 1; 5260/405 and parcel 2; 5264/405. The deed reference 5264/405 on the Plat is incorrect and it should have been 5260/405. Both parcels are a part of the land conveyed by Borgerding to Kfoury at 5260/405 being the same land as that conveyed by Mitzel to Borgerding, August 3, 1951 at 1999/33, being the same land as that conveyed by Lovelace to Mitzel, February 20, 1948, at 1645/291 and containing 98.31 Ac ±. Prior to 1979 there were many out conveyances from the land owned by Kfoury under 5260/405.

Kfoury deeds to Anderson on January 31, 1980, the land in 6133/213 and 6133/221 which effectively exercised Kfoury's right to subdivide whatever remaining land, zoned R.C.2, which was left under 5260/405 into 2 lots.

2835 Smith Avenue, Suite G Baltimore, Maryland 21209  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Mr. Arnold Jablon, Director  
Permits and Development Management  
August 10, 1999  
Page 2

In the Special Hearing 85-170-SPH, Deputy Commissioner Jung found that Lot 1, "Revised Plat of Merediths Range" 40/130 could be legally divided into two (2) lots.

We believe that the land shown on the plat entitled "Anderson Property" and recorded on April 2, 1986, at 54/69 will yield a total of three (3) lots, as decided in Special Hearing Order 85-170-SPH by Deputy Commissioner Jung, and request that it be further determined that the third lot could be created out of the existing Lot 2 (2615 Meredith Road); i.e., a resubdivision of Lot 2 into two (2) lots.

If you have any questions or require further information please contact us.

Very truly yours,

*Henry F. Sadler*  
Henry F. Sadler, P.E.  
Vice President  
Colbert Matz Rosenfelt, Inc.

cc: Richard E. Matz, P.E.  
Ronald Walter and Margaret Eline Kapp

Enclosures: Various Deeds and Plats

J:\990886r.doc

